

**DELEGATED APPROVAL FORM**  
**CITY MANAGER**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**

TRACKING NO.: 2019-210

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:	Loretta Ramadhin	Division:	Real Estate Services
Date Prepared:	July 31, 2019	Phone No.:	416-392-7169

<b>Purpose</b>	To obtain authority for the City of Toronto as tenant, to enter into a Lease Agreement (the "Lease") with 1622774 Ontario Ltd. (the "Landlord"), for the property located at 233 Carlton Street, to be used for Health and Welfare Services, community programs, and services ancillary to the foregoing.																
<b>Property</b>	The property municipally known as 233 Carlton Street, Toronto and legally described as Part of Lots 24 and 25, Block D, Plan D-138 Toronto, as in Instrument CA668571, being all of PIN 21088-0219 (LT) (the "Property") as shown on the Survey in Appendix "B" and Location Map in Appendix "C".																
<b>Actions</b>	<ol style="list-style-type: none"> <li>The City enter into the Lease with the Landlord to lease the Property for a 10 year term commencing on January 1, 2020, with an option to renew for 5 years, on the terms and conditions set out in Appendix "A", and any other or amended terms and conditions as may be deemed appropriate by the City Manager, and in a form acceptable to the City Solicitor;</li> <li>The City Manager or his designate administer and manage the Lease, including the provision of any amendments, consents, approvals, waivers, notices, extensions and notices of termination, provided that the City Manager may, at any time, refer consideration of such matters to City Council for its determination and direction;</li> <li>The appropriate City officials are authorized and directed to take the necessary action to give effect thereto.</li> </ol>																
<b>Financial Impact</b>	<p>Total estimated lease costs and operating costs for the Term and Extended Term of the lease and associated capital repairs is \$9,764,984.12 (net of HST recoveries), as detailed below. Funding is available in the 2019 – 2028 Council Approved Capital Budget and Plan for Shelter, Support and Housing Administration ("SSHA") under capital account CHS044-08.</p> <p>The following costs will be incurred by the City in connection with the Lease:</p> <table border="0"> <tr> <td>1. Basic Rent of \$331,604.00 (plus HST) for the first year and increasing approximately 2.5% each year</td> <td></td> </tr> <tr> <td>    Total Basic Rent for the initial 10 year period:</td> <td align="right">\$ 3,714,861.58</td> </tr> <tr> <td>2. Estimated Basic rent for 5 year optional extension period (plus HST) assuming rate increases by 2.5% each year</td> <td></td> </tr> <tr> <td>    Total Basic Rent for the 5 year extension period:</td> <td align="right">\$ 2,231,212.40</td> </tr> <tr> <td>3. Estimated HST on Basic Rent for Initial and Extended Term (1.76%)</td> <td align="right">\$ 104,650.90</td> </tr> <tr> <td>4. Landlord Insurance Cost (2018 cost)</td> <td align="right">\$ 14,259.24</td> </tr> <tr> <td><b>Total Estimated Lease Costs:</b></td> <td align="right"><b>\$ 6,064,984.12</b></td> </tr> </table> <p>In addition, SSHA will be completing renovations to the property that will cost approximately \$3,700,000.00 (net of HST recoveries). The City will also be responsible for all utilities, operating costs which include costs to maintain and repair the Property and realty taxes, subject to a request to City Council for a Municipal Capital Facility exemption.</p> <p>The Chief Financial Officer &amp; Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			1. Basic Rent of \$331,604.00 (plus HST) for the first year and increasing approximately 2.5% each year		Total Basic Rent for the initial 10 year period:	\$ 3,714,861.58	2. Estimated Basic rent for 5 year optional extension period (plus HST) assuming rate increases by 2.5% each year		Total Basic Rent for the 5 year extension period:	\$ 2,231,212.40	3. Estimated HST on Basic Rent for Initial and Extended Term (1.76%)	\$ 104,650.90	4. Landlord Insurance Cost (2018 cost)	\$ 14,259.24	<b>Total Estimated Lease Costs:</b>	<b>\$ 6,064,984.12</b>
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<b>Total Estimated Lease Costs:</b>	<b>\$ 6,064,984.12</b>																
<b>Comments</b>	<p>SSHA wishes to lease the Property to replace the existing 24 hour women's drop in centre located at 67 Adelaide Street East, ("Adelaide Resource Centre"). The Adelaide Resource Centre is currently operated out of a City owned facility that has been identified as a suitable location and building for a new shelter, which is required as per Recommendation 163 of Item EX31.2, <i>2018 Capital and Operating Budgets</i>, adopted by City Council at its meeting of February 12, 2018, wherein City Council directed staff to create 1,000 new permanent shelter beds.</p> <p>The Property is comprised of a 4 story building with an office set up plus a basement. Planned renovations include the addition of a new elevator for accessibility requirements, kitchen, showers, programming areas and a rooftop patio.</p>																
<b>Terms</b>	Refer to the Terms and Conditions in Appendix "A"																
<b>Property Details</b>	<b>Ward:</b>	13 – Toronto Centre															
	<b>Assessment Roll No.:</b>	19 04 074 080 023 00															
	<b>Approximate Size:</b>																
	<b>Approximate Area:</b>	1,184.89 m <sup>2</sup> ± (12,754 ft <sup>2</sup> ±)															
	<b>Other Information:</b>																

A.	Deputy City Manager, Corporate Services has approval authority for:	City Manager has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOIs:</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 &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 \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</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><input type="checkbox"/> Transfer of Operational Management to Divisions and Agencies.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) 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.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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/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>	<p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.</p> <p><b>Delegated to a less senior position.</b></p> <p><b>Delegated to a less senior position.</b></p> <p><b>Delegated to a less senior position.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><b>Delegated to a less senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.</p> <p><b>Delegated to a less senior position.</b></p> <p><b>Delegated to a less senior position.</b></p> <p><input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><b>Delegated to a less senior position.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (u)).</p> <p><b>Delegated to a less senior position.</b></p>

**B. City Manager and Deputy Manager, Corporate 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.

**Deputy City Manager, Corporate 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.
- Expropriation Applications and Notices following Council approval of expropriation.

Consultation with Councillor(s)										
Councillor:	Councillor Kristyn Wong-Tam					Councillor:				
Contact Name:	Tristan Downe-Dewdney					Contact Name:				
Contacted by:	Phone	E-Mail	Memo	x	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	In person July 24, 2019					Comments:				
Consultation with Divisions and/or Agencies										
Division:	Shelter, Support and Housing Administration					Division:	Financial Planning			
Contact Name:	Laural Raine					Contact Name:	Filisha Jenkins			
Comments:	In person July 24, 2019 (no objections)					Comments:	Email response July 31, 2019 (no objections)			
Legal Division Contact										
Contact Name:	Soo Kim Lee									

DAF Tracking No.: 2019-210	Date	Signature
Recommended by: Manager, Real Estate Services – D. Somas	August 1, 2019	Signed by Daran Somas
Recommended by: Director, Real Estate Services – N. Simos	August 1, 2019	Signed by Nick Simos
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services <input type="checkbox"/> Approved by: Josie Scioli		X
<input checked="" type="checkbox"/> Approved by: City Manager FOR Chris Murray	August 6, 2019	Signed by Josie Scioli

#### 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, 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 50M<sup>2</sup> 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").

## Appendix "A"

### Terms and Conditions

<b>Tenant:</b>	City of Toronto
<b>Landlord:</b>	1622774 Ontario Ltd.
<b>Property:</b>	233 Carlton Street, Toronto
<b>Leased Area:</b>	The lands and premises comprising of a 12,754 square feet building, including the basement
<b>Term:</b>	10 years commencing January 1, 2020 and terminating December 31, 2029.
<b>Extended Term:</b>	Provided the Lease has been signed and the City has not been in habitual default, a further period of 5 years, upon delivery of written notice not less than 6 months and not more than 18 months before the expiry of the term. The Extended Term will be on the same terms and conditions save for the Basic Rent which shall be based on the then fair market rent based on comparable premises, without taking into account the new elevator to be installed by the City.
<b>Basic Rent:</b>	\$331,604.00 for the first year, payable in equal monthly instalments of \$27,633.67 based on a rate of \$26.00 per sq. ft. and increasing at a rate of approximately 2.5% per year thereafter, as follows:

	<u>Per sq.ft./year</u>	<u>Per year</u>	<u>Per month</u>
Year 1 (Jan. 1, 2020 – Dec. 31, 2020):	\$26.00	\$331,604.00	\$27,633.67
Year 2 (Jan. 1, 2021 - Dec. 31, 2021):	\$26.65	\$339,894.10	\$28,324.51
Year 3 (Jan. 1, 2022 - Dec. 31, 2022):	\$27.32	\$348,439.28	\$29,036.61
Year 4 (Jan. 1, 2023 – Dec. 31, 2023):	\$28.00	\$357,112.00	\$29,759.33
Year 5 (Jan. 1, 2024 – Dec. 31, 2024):	\$28.70	\$366,039.80	\$30,503.32
Year 6 (Jan. 1, 2025 – Dec. 31, 2025):	\$29.42	\$375,226.68	\$31,268.56
Year 7 (Jan. 1, 2026 – Dec. 31, 2026):	\$30.15	\$384,533.10	\$32,044.43
Year 8 (Jan. 1, 2027 – Dec. 31, 2027):	\$30.90	\$394,098.60	\$32,841.55
Year 9 (Jan. 1, 2028 – Dec. 31, 2028):	\$31.67	\$403,919.18	\$33,659.93
Year 10 (Jan. 1, 2029 – Dec. 31, 2029):	\$32.46	\$413,994.84	\$34,499.57

<b>Additional Rent:</b>	<ul style="list-style-type: none"> <li>a) All applicable HST</li> <li>b) Landlord's Insurance</li> <li>c) All Utilities and Operating Costs</li> <li>d) All applicable property taxes for the Leased Area, subject to the City obtaining approval for and entering into a Municipal Capital Facility Agreement with the Landlord, under which any tax exemption, it has been agreed, would be passed to the City as a rent credit or rent adjustment, or such other manner required by the City.</li> <li>e) The City will maintain and repair the Property at its own cost and expense.</li> </ul>
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<b>Use:</b>	For Health and Welfare Services, community programs, and services ancillary to the foregoing.
<b>Operating Hours:</b>	City may conduct business during hours and days as permitted by law, which may be 7 days per week, 24 hours per day. The City is not required to conduct business or occupy the Property, but shall not abandon the Property and shall maintain insurance coverage as required by the Lease.
<b>Overhold:</b>	If, at the expiration of the Term or extension, the Tenant continues to occupy the Premises without further written agreement, there shall be no tacit renewal or extension of this Lease, and the tenancy of the Tenant thereafter shall be from month to month only, and may be terminated by either party on one (1) month's notice. Rent shall be payable in advance on the first day of each month equal to the Basic Rent paid during the last year of the Term plus a two (2%) percent increase, plus all Additional Rent charges.

**Appendix "A" continued****Terms and Conditions**

- Fixturing Period:** Commencing on the day the Lease is executed by both parties and ending December 31, 2019. During the Fixturing Period, the tenant will not be responsible for the payment of rent, but shall pay utilities.
- Insurance:** The Tenant shall maintain: i) All Risks Insurance on the Property; ii) Comprehensive General Liability Insurance with coverage for any occurrence of not less than five million dollars (\$5,000,000); iii) When applicable broad form machinery insurance; iv) Business interruption insurance; v) Plate glass insurance; vi) Other forms of insurance as may be reasonably required. Each policy shall name the Landlord as an additional insured and shall contain a waiver of subrogation.
- Indemnity:** The Tenant shall indemnify and save harmless the Landlord from and against any and all loss, claims, actions, damages, liability and expenses in connection with loss of life, personal injury, damage to property or any other loss or injury whatsoever arising from or out of this Lease.
- Initial Renovations:** The Landlord has consented to the leasehold improvements to be completed by the Tenant. All improvements shall be deemed to belong to the Landlord upon installation. The Tenant will not make any subsequent improvements to the Property without the Landlord's written consent and the obtaining of consent could require the review of drawings and specifications.
- Removal of Improvements:** At the end of the Term, the City shall not remove the elevator, but if requested by the Landlord, shall remove leasehold improvements at the City's cost, repair such damage, but shall not be required to restore the leased premises.
- Assignment & Sublet:** The Tenant may transfer the Lease without Landlord consent to its agencies, boards, commissions, City Corporations and community agency or operator, but shall not otherwise transfer the Lease without the Landlord's prior written consent, not to be unreasonably withheld or delayed.

Appendix "B"

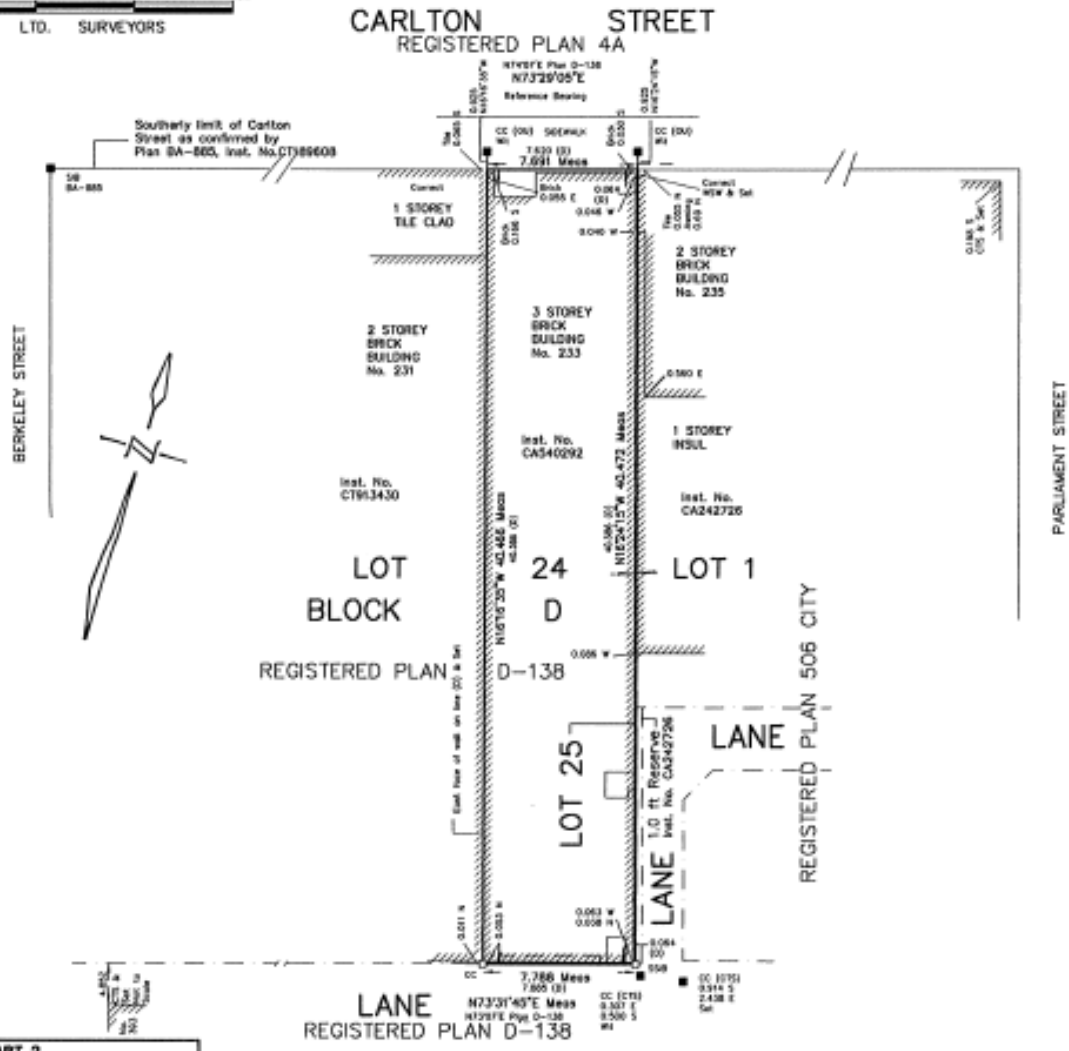
Survey

PLAN OF SURVEY OF PARTS OF LOTS 24 & 25 IN BLOCK D REGISTERED PLAN D-138 FORMERLY IN THE CITY OF TORONTO MUNICIPALITY OF METROPOLITAN TORONTO NOW IN THE CITY OF TORONTO

SCALE 1:200



C. E. DOTTERILL LTD. SURVEYORS



ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1297854

THIS PLAN IS NOT VALID UNLESS IT IS AN EMPLOYED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 161R, Section 12(3).

**PART 2**  
 THIS REPORT MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MAY 4th 2000

NOTE	
S.I.B.	denotes Standard Iron Bar
I.B.	denotes Iron Bar
S.S.I.B.	denotes Short Standard Iron Bar
I.T.	denotes Iron Tube
C.C.	denotes Cut Cross
□	denotes Four
○	denotes Set
W/L	denotes Witness
O/U	denotes Origin Unknown
C.T.S.	denotes City of Toronto Surveys
W.S.	denotes Winters G.L.S.
I	denotes Instrument No. CA540292

**SURVEYOR'S CERTIFICATE**

I certify that

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 2nd day of May, 2000.

May 4th 2000

*C. E. Dotterill*  
 C. E. DOTTERILL  
 Ontario Land Surveyor

**BEARING NOTE**

Bearings are astronomic and are referred to the southerly limit of Carlton Street as shown on Plan BA-889 having a bearing of N73°29'05"E

**METRIC**

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048

**C. E. DOTTERILL LTD.**

ONTARIO LAND SURVEYOR  
 884 MILLWOOD ROAD  
 TORONTO 467-8023

JOB No  
 00-122

# Appendix "C"

## Location Map

