

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

**TRACKING NO.: 2020-167**

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

<b>Prepared By:</b>	Mike Saffran	<b>Division:</b>	Corporate Real Estate Management
<b>Date Prepared:</b>	July 14, 2020	<b>Phone No.:</b>	(416) 392-7205

<b>Purpose</b>	To obtain approval for the City, as owner of the lands in question, to consent to the submission of a regulatory application pursuant to Regulation 903, <i>Ontario Water Resources Act</i> .
<b>Property</b>	The property municipally known as 21 Richardson Street, legally described as PIN 21384-0076 (LT), being Part of Lot 13 Plan 694E Toronto, designated as PART 4 on 64R14668, City of Toronto and shown on Appendix "A", attached (the "Property").
<b>Actions</b>	1. Authority be granted to execute the Land Owner Consent to the Well Record for Well Cluster shown on Appendix "B" attached hereto (the "Record").
<b>Financial Impact</b>	There is no financial impact resulting from this approval.  The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
<b>Background</b>	As authorized on January 7, 2020 by Delegated Approval Form ("DAF") No. 2020-004, the City entered into a licence agreement dated January 10, 2020 authorizing Greenland Lakeside Development Company Limited ("Greenland") to enter on the Property for the purpose of completing certain environmental investigations thereof, including the installation of test wells at various points on the Property, as more particularly set out in DAF No. 2020-004. Greenland has now completed its investigations and must file the Record with the Ministry of the Environment, Conservation and Parks (the "Ministry") confirming the abandonment of the various test wells on the Property. The Ministry requires that the City as owner of the Property sign the Record to consent to the use of one report for the abandonment of the wells.
<b>Comments</b>	Staff at the City's Engineering and Construction Services division and the Legal Services division have reviewed the Record and have no concerns with the City consenting to its submission to the Ministry.

<b>Property Details</b>	<b>Ward:</b>	10 – Spadina Fort York
	<b>Assessment Roll No.:</b>	A portion of 19 04 064 020 004 00
	<b>Approximate Size:</b>	Irregular shaped
	<b>Approximate Area:</b>	1,090.9 m <sup>2</sup> (11,742.7 ft <sup>2</sup> )
	<b>Other Information:</b>	City-owned lands

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2. Expropriations:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
3. Issuance of RFPs/REOIs:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to more senior positions.</b>	<b>Delegated to more senior positions.</b>
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.
	<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.	<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.
	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences
		<input type="checkbox"/> (b) Releases/Discharges
		<input type="checkbox"/> (c) Surrenders/Abandonments
		<input type="checkbox"/> (d) Enforcements/Terminations
		<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates
		<input type="checkbox"/> (f) Objections/Waivers/Cautions
		<input type="checkbox"/> (g) Notices of Lease and Sublease
		<input checked="" type="checkbox"/> (h) Consent to regulatory applications by City, as owner
		<input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
		<input type="checkbox"/> (j) Documentation relating to Land Titles applications
		<input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

**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 (Manager, Transaction Services 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 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:	Joe Cressy	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
Contacted by:	<input checked="" 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:	No objections – July 13, 2020	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Engineering and Construction Services	Division:	<b>Financial Planning</b>
Contact Name:	Managers: Rick Gibson / Avi Bacher	Contact Name:	Filisha Jenkins
Comments:	No Comments received – July 13, 2020	Comments:	Concurs with FIS – July 13, 2020

**Legal Services Division Contact**

Contact Name:	Mark Zwegers – July 12, 2020
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DAF Tracking No.: 2020-167

Date

Signature

 Recommended by: **Manager, Transaction Services  
Daran Somas**
 Approved by:

July 17, 2020

Signed by Daran Somas

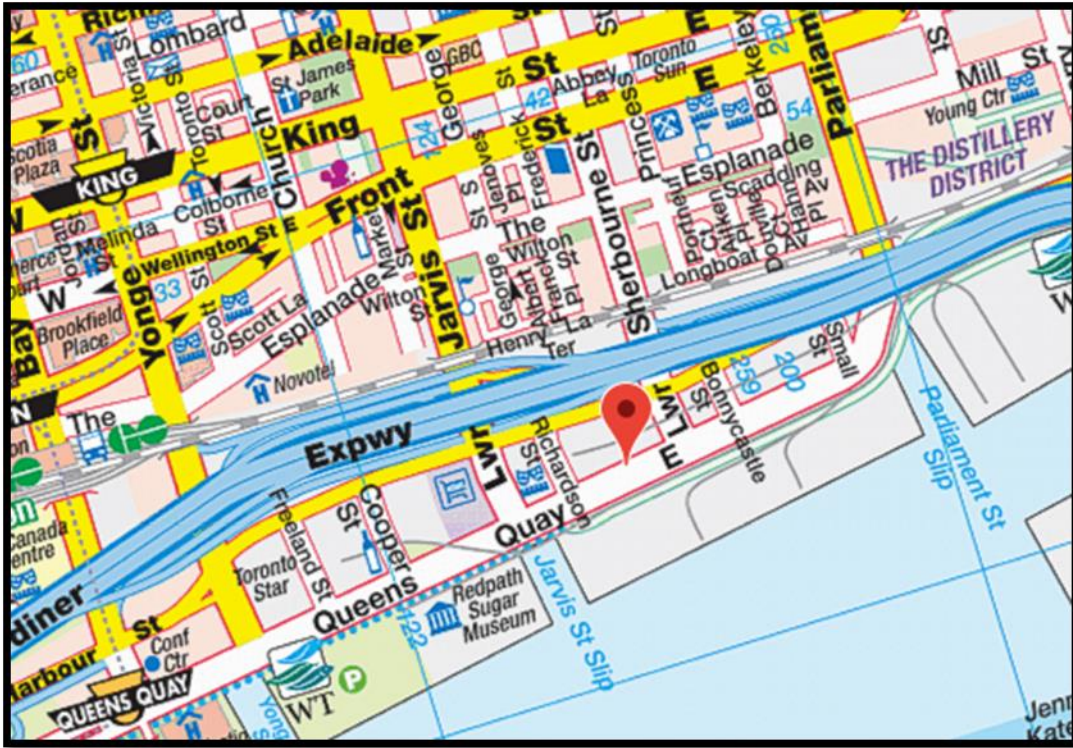
 Approved by: **Director, Transaction Services  
Alison Folosea**

July 20, 2020

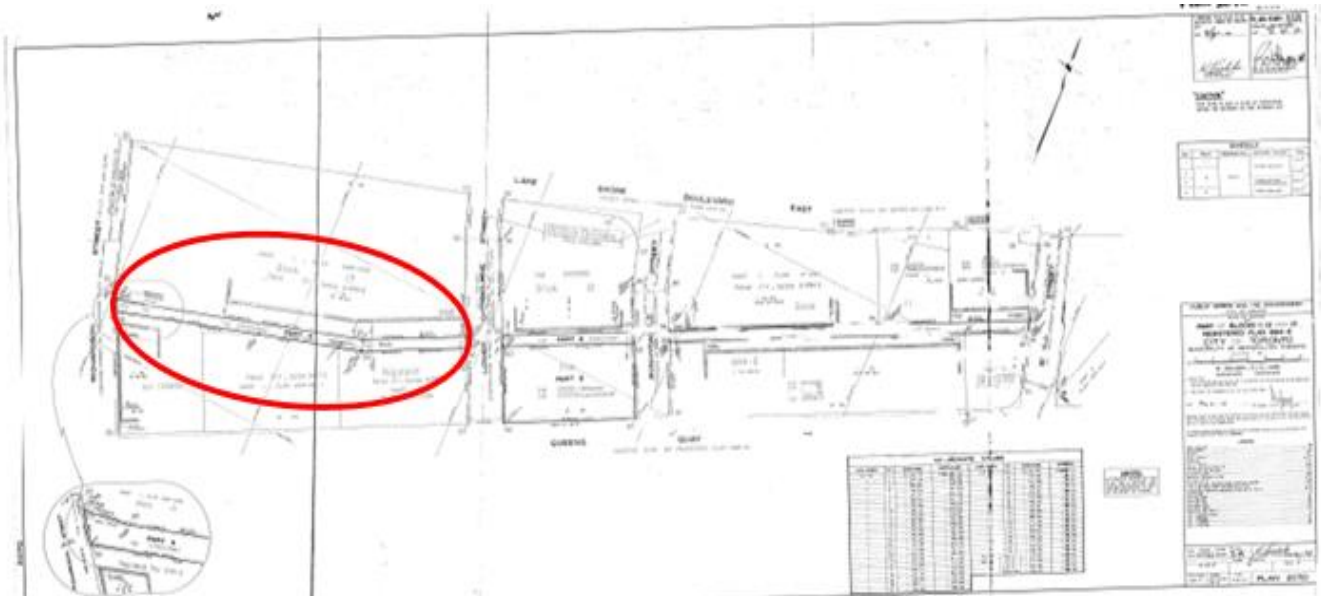
Signed by Alison Folosea

Appendix "A"

Site Map, Reference Plan and Aerial Map




Plan of Licensed Area (PART 4 on 64R-14668)





Appendix "B" – Ministry of the Environment, Conservation and Parks Well Record for Well Cluster



Ministry of the Environment,  
Conservation and Parks

**Tag#: A295205**

Well no. of Deepest Well: (Print Well Tag No.)  
**A295205**

Well No. on Drawing of Deepest Well: **MW3**

**Well Record for Well Cluster – Part 1 of 3**  
(Only for Multiple Test Holes or Dewatering Wells)  
Regulation 903 Ontario Water Resources Act

Dewatering wells  
 Test holes  
No. of wells reported **3**

Page **1** of **1**

All measurements recorded in:  Metric  Imperial

Follow instructions on the front and back of this form. Print or Type

Well Cluster Location Information										Mandatory Attachments/Additional Information							
Address of Well Location (Street Number(s)/Name(s), RR, if available) <b>215 Lakeshore Blvd East</b>					Lot(s)		Concession(s)		Geographic Township	County/District/Upper Tier Municipality							
City, Town, Village or Hamlet <b>Toronto</b>			Province <b>Ontario</b>		GPS Unit Make <b>Garmin</b>		Model <b>Etrex</b>		Unit Mode of Operation <input checked="" type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify:		<input checked="" type="checkbox"/> Land Owner Consent Form must be attached. <input checked="" type="checkbox"/> Detailed Drawing of All Well Locations must be attached. I, the person constructing the well, will promptly submit to the Director, on request, any additional information in my custody or control related to any well in the well cluster that I have constructed.						
Well Details										Signature of Technician/Contractor _____		Date (yyyy/mm/dd) _____					
Well # on Drawing	UTM Coordinates		Hole Depth (m)	Hole Diameter (cm)	Method of Construction	Casing Material, Diameter (cm)	Casing (m)		Screen Interval (m)		Annular Space Material (m)		Overburden/Bedrock or Abandonment Filling Material Intervals (m)	Static Water Level (m)	Date of Completion (yyyy/mm/dd)		
	Zone	Easting					Northing	From	To	From	To	From				To	Material
MW1	17	163166	514833761	14'	9"	Rotary	2"PC	0	4	4'	14'	3	0	Concrete	fill 0-4, Silty Sand 4-14	6'	2020/05/04
MW2	17	163171	04833777	14'	9"	Rotary	2"PC	0	4	4'	14'	3	0	Concrete	fill 0-4, Silty Sand 4-14	6'	2020/05/04
MW3	17	163174	44833782	14'	9"	Rotary	2"PC	0	4	4'	14'	3	0	Concrete	fill 0-4, Silty Sand 4-14	6'	2020/05/04

Well Contractor and Well Technician Information				Date First Well in Cluster Constructed or Abandoned (yyyy/mm/dd)		Date Last Well in Cluster Completed (yyyy/mm/dd)		Ministry Use Only			
Business Name of Well Contractor <b>PROFILE</b>		Business Address (Street Number/Name, RR) <b>6525 Northam Drive</b>		Municipality <b>Mississauga</b>		Province <b>ON</b>		Date Received (yyyy/mm/dd)		Audit No. <b>C 48061</b>	
Postal Code <b>L4V 1J2</b>		Bus. Telephone No. <b>416-650-6444</b>		Well Contractor's Licence No. <b>7215</b>		Business E-mail Address <b>info@profiledrilling.com</b>		Well Abandonment		Comments:	
Name of Well Technician (First Name, Last Name)		Well Technician's Licence No.		Signature of Well Technician		Date Submitted (yyyy/mm/dd)		Person Abandoning the Wells:		Name	
Name (Print or Type) - See instruction 11 on the back of this form											

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Ministry's Copy





Ontario

Ministry of the Environment,  
Conservation and ParksWell Record for Well Cluster - Part 3 of 3  
Detailed Drawing of All Well Locations

**Note:** This Well Record for Well Cluster Part 3 - Detailed Drawing of all Well Locations, must be attached to Parts 1 and 2. The drawing must include all property boundaries, an arrow indicating the North direction, all named roads and sufficient measurements to locate all wells in the cluster in relation to fixed points. The drawing must show the location of each well and each well must be numbered on the drawing to match number used for that well on the Well Record for Well Cluster Parts 1 and 2. The well with the well tag must be clearly identified on the Drawing. UTM coordinates should appear beside each well, if space permits. Additional comments on wells can be included on the drawing.

Well Tag Number: # A295205"Well Record for Well Cluster" Form Audit Number: # 048061