

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

TRACKING NO.: 2020-188

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

Prepared By:	Mike Saffran	Division:	Corporate Real Estate Management
Date Prepared:	July 29, 2020	Phone No.:	(416) 392-7205

Purpose	To obtain authority to enter into a licence amending agreement (the "Licence Amending Agreement") with Mr. G. Investments Limited (the "Licensor") with respect to a licence agreement dated August 20, 2019 (the "Licence Agreement") as authorized by DAF 2019-079 for use of portions of 1660 O'Conner Drive.		
Property	Part of the property municipally known as 1660 O'Connor Drive, Toronto, Ontario legally described as PT LT 6 PL 3593 NORTH YORK AS IN NY556919; S/T RIGHT IN NY381408; TORONTO (N YORK) S/T EASEMENT NY358355 AMENDED 2001/04/23 S/T AS IN NY367407, CITY OF TORONTO and shown as Part 3 on the attached Appendix "A", (the "Licenced Area").		
Actions	1. Authority be granted to enter into the Licence Amending Agreement with the Licensor, substantially on the terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	There is no financial impact resulting from this approval, as the fees set out in the Licence Agreement dated August 20, 2019 remain unchanged. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information		
Comments	Engineering and Construction Services ("ECS") in consultation with Toronto Water ("TW") has identified 1660 O'Conner Drive as a priority area for upgrading its infrastructure. DAF 2019-079, executed on July 2, 2019, authorized the Licence dated August 20, 2019 with the Licensor to commence on February 1, 2021 for a period of 16 months. Both parties then entered into the Licence Agreement. In April 2020, this project was identified by ECS for acceleration as directed by the Mayor to benefit from decreased traffic during COVID-19 restrictions. ECS has requested a new start date of September 8, 2020 to commence work on the Licensed Area.		
Terms	The amended terms and conditions are as follows:		
	Owner/Licensor:	Mr. G. Investments Limited	
	Licensee:	City of Toronto	
	Licensed Area:	Portions of 1660 O'Conner Drive shown on Schedule "A"	
	Licence Commencement Date:	September 8, 2020	
	Licence Term:	For a period of 16 months	
	Permitted Use:	Temporary access to the licensed area for construction vehicles, equipment for sewer rehabilitation works and construction staging	

Property Details	Ward:	19 – Beaches-East York
	Assessment Roll No.:	A portion of 19 08 121 010 021 50 (1654-1660 O'Conner Drive)
	Approximate Size:	Irregular shape
	Approximate Area:	204 m ² (2,196.0 ft ²)
	Other Information:	A portion of private land at 1660 O'Conner Drive

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/REOs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<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:	Delegated to more senior positions.	Delegated to more senior positions.
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:	Delegated to more senior positions.	<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"/> (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"/> (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 six (6) months, including licences for environmental assessments and/or testing, etc.
10. Leases/Licences (City as Tenant/Licensee):	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
11. Easements (City as Grantor):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000. <input type="checkbox"/> Where total compensation does not exceed \$50,000. Delegated to more senior positions.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million. <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:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	<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 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:

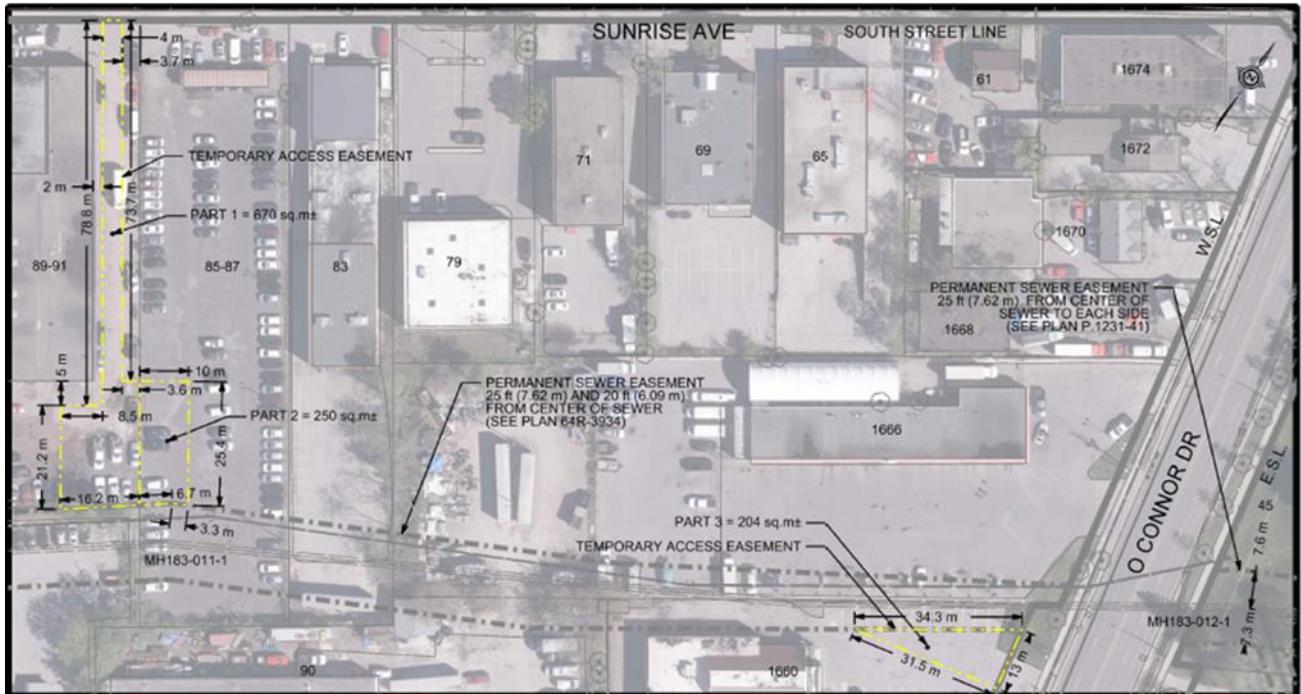
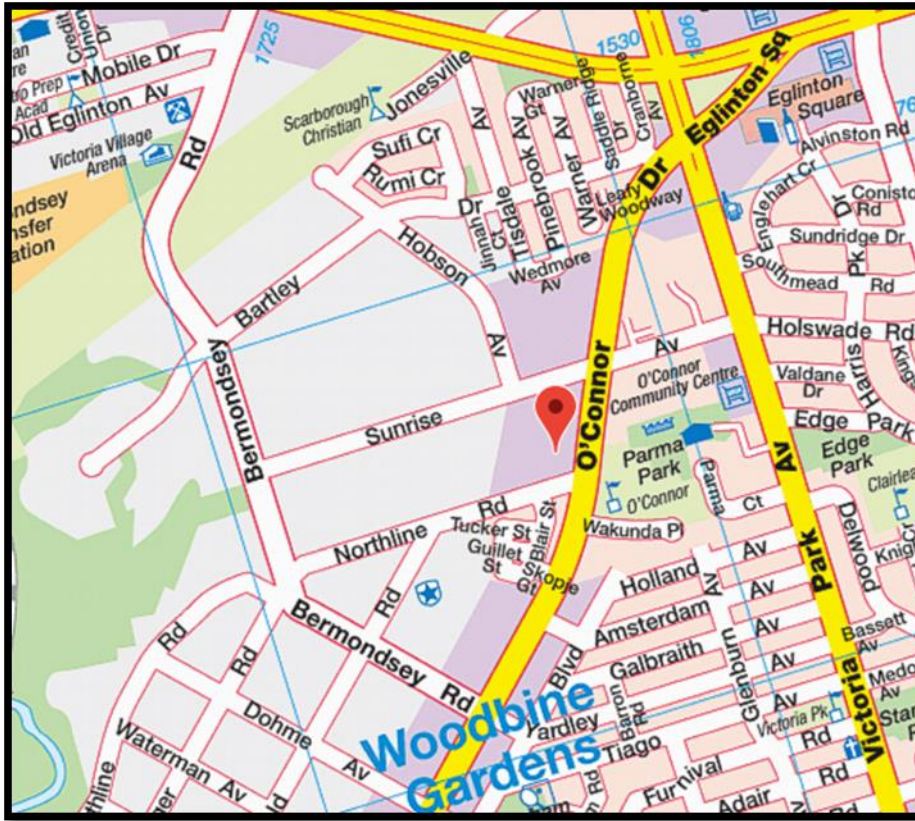
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval			
<input type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Brad Bradford		Councillor:
Contact Name:	Rishab Mehan		Contact Name:
Contacted by:	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-Mail	Memo
			Other
Comments:	No objections – July 28, 2020		Comments:
Consultation with Divisions and/or Agencies			
Division:	Engineering and Construction Services		Division:
Contact Name:	Mariana Balaban		Contact Name:
Comments:	Concurs with submission of DAF – July 28, 2020		Comments:
			Concurs with FIS – July 29, 2020
Legal Services Division Contact			
Contact Name:	Gloria Lee – July 22, 2020		

DAF Tracking No.: 2020 - 188	Date	Signature
Concurred with by: Manager, Real Estate Services Melanie Hale Carter	Aug. 11, 2020	Signed by Melanie Hale-Carter
<input type="checkbox"/> Recommended by: Manager, Transaction Services Daran Somas	Aug. 11, 2020	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Transaction Services Alison Folosea		X

Appendix "A"

Site Map and Aerial Map



Engineering & Construction Services

SUNRISE AVENUE STM
SEWER REHAB PROGRAM PROJECT 2 - TENDER 1
EASEMENT PLAN 2

No. 89-91 AND No. 85-87 SUNRISE AVENUE AND No. 1660 O'CONNOR DRIVE



NOT TO SCALE

DRAWING NUMBER **1225-19-05-SA-02**

DATE: 01/2019