

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

TRACKING NO.: 2020-168

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

Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management
Date Prepared:	August 5, 2020	Phone No.:	(416) 397-7481

Purpose	To obtain authority to enter into two licence agreements: (1) with Toronto Standard Condominium Corporation No. 1577 ("TSCC 1577") with respect to the property municipally known as 5229 Dundas Street West, Toronto, and (2) with Toronto Standard Condominium Corporation No. 1723 ("TSCC 1723") with respect to the property municipally known as 5233 Dundas Street West, Toronto, for the purpose of realigning certain portions of Dundas Street West (the " Licence Agreements ").		
Property	The properties are municipally known as (1) 5229 Dundas Street West, Toronto, designated as Parts 1 to 2 on the Property Sketch in Appendix "A", and (2) 5233 Dundas Street West, Toronto, designated as Parts 3 and 4 on the Property Sketch in Appendix "A" (collectively, the "Properties").		
Actions	1. Authority be granted to enter into the Licence Agreements with TSCC 1577 and TSCC 1723, respectively, substantially on the major terms and conditions set out in 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	The City will pay nominal consideration in the amount of \$2.00 to each of TSCC 1577 and TSCC 1723. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
Comments	As part of the Six Points Interchange Reconfiguration Project (the "Project"), the City is in the process of widening and realigning Dundas Street West. The City is required to make changes to the existing driveways which provide access to the condominium buildings in order to accommodate increased vehicular volume and speed on Dundas Street West. The project has been put on hold several times in order to allow ECS to schedule accordingly with the subcontractor given the busy schedule during this construction season exacerbated by the current health emergency crisis.		
Terms	<p>Term: 4 weeks, commencing within 30 days from the execution of the Licence Agreements</p> <p>Licensee: City of Toronto</p> <p>Purpose Use: access to the Properties for (1) excavation, removal and disposal of certain portions of the driveway, including the island, guard rail and sidewalk, existing trees, shrubs and other plants; (2) construction staging and hoarding; and (3) restoration of the driveway and all portions of the landscaping impacted by the Project.</p> <p>Option to Extend: 30 days, upon 15 days' notice.</p>		
Property Details	Ward:	3 – Etobicoke-Lakeshore	
	Assessment Roll No.:	Multiple	
	Approximate Size:	10.1 m x 20.4 m ± (33 ft x 67 ft ±); 18.7 m x 3.8 m (61 x 12.5 ft ±)	
	Approximate Area:	265 m ² ± (2,852 ft ² ±)	
	Other Information:	N/A	

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"/> (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.
	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.
10. Leases/Licences (City as Tenant/Licensee):	<input checked="" 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.
	Delegated to more senior positions.	<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
 Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property
Consultation with Councillor(s)

Councillor:	Mark Grimes	Councillor:	
Contact Name:	Daniel Fleming	Contact Name:	
Contacted by:	<input 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 (e-mail July 2, 2020)	Comments:	

Consultation with Divisions and/or Agencies

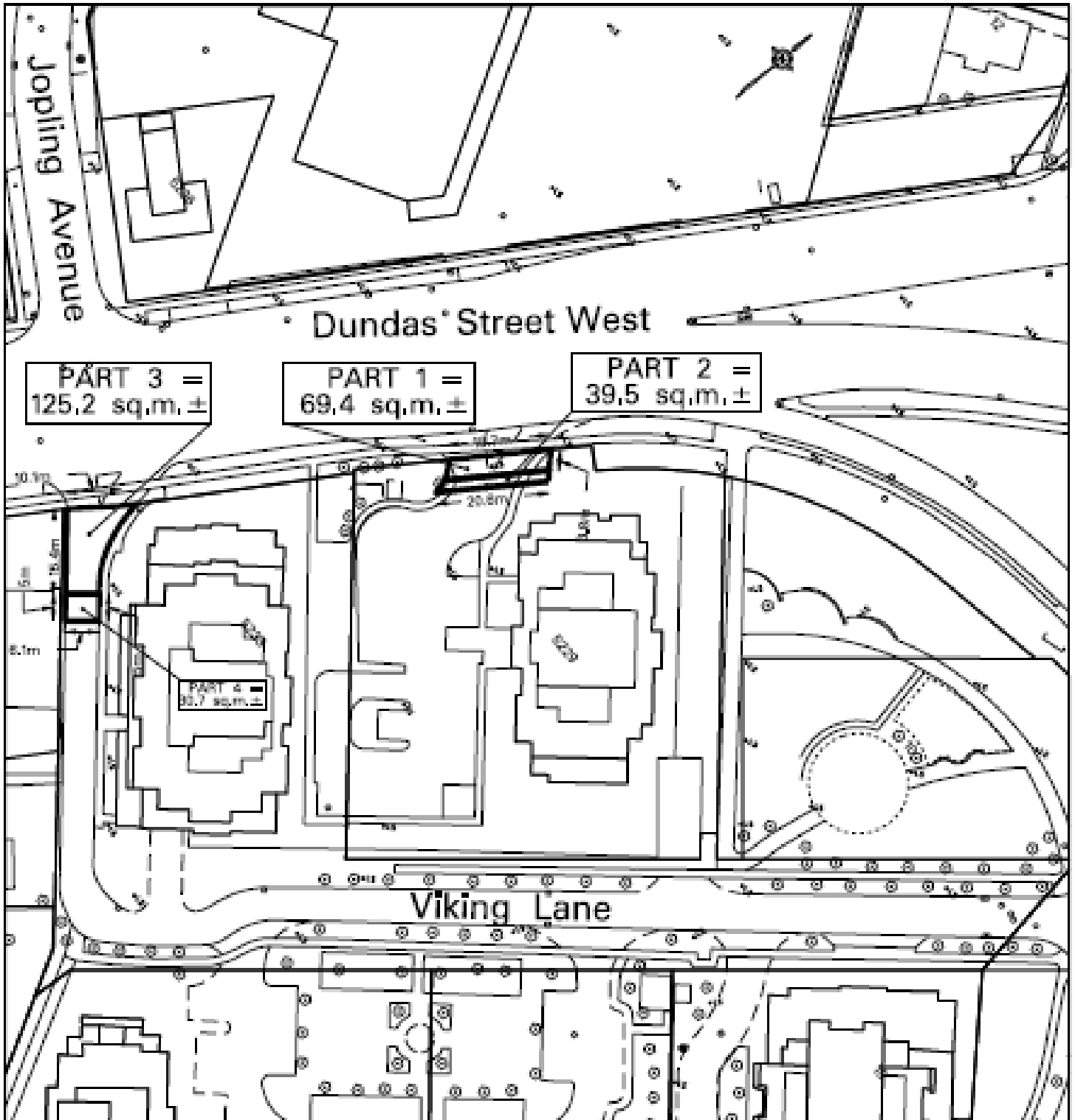
Division:	Engineering & Construction Services	Division:	Financial Planning
Contact Name:	Sarmad Al-Douri	Contact Name:	Filisha Jenkins
Comments:	Concurs (e-mail July 6, 2020)	Comments:	Concurs (e-mail June 18, 2020)

Legal Services Division Contact

Contact Name:	Emily Ng (Concurs, last reviewed August 5, 2020)
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DAF Tracking No.: 2020-168	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services <input type="checkbox"/> Approved by: Daran Somas	August 5, 2020	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by: Manager, Real Estate Services Melanie Hale-Carter	August 5, 2020	Signed by Melanie Hale-Carter

Appendix "A"
Licensed Area



Toronto
Engineering & Construction Services
 Professional Survey Services
 Land & Property Survey

NOTE:
 THIS SKETCH HAS BEEN
 COMPILED FROM OFFICE
 RECORDS, MEASUREMENTS
 AND APPROVALS

CHECK BY JOHN HOUSE
 PREPARED BY CHAYNE FITT

PROPERTY INFORMATION SHEET

SKETCH SHOWING A PORTION OF
 NO. 5229 DUNDAS STREET WEST (PART 1) AND
 A PORTION OF NO. 5233 DUNDAS STREET WEST
 (PART 2)

WARD 3 - ETON/COKE-LAKESHORE
 DATE: MAY 04, 2020

SKETCH No. PS-2019-080

Appendix "B"
Site Location

