

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

**TRACKING NO.: 2020-178**

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

|                |               |            |                                    |
|----------------|---------------|------------|------------------------------------|
| Prepared By:   | Jackie Brown  | Division:  | Legal File No.: 2600-752-9060-2020 |
| Date Prepared: | July 2 , 2020 | Phone No.: | 416-338-1275                       |

|                         |  |
|-------------------------|--|
| <b>Purpose</b>          | To consent to the partial release of Instrument No.E165341, being an Encroachment Agreement, registered on September 27, 1984 and Instrument No. C673804, being a Canopy Encroachment Agreement, registered on October 4, 1990 (collectively the "Agreements") from the lands described as part of Lots 4, 16 and 17, Section A, Military Reserve Plan, all of Lots 4, 5 & 6 & part of Lot 3 ,on Registered Plan 961,part Lot 4 on Registered Plan 321, part of Lots A, B, C ,D, E, F and G, on Registered Plan 540 and part of Lots A, B, C, D & E on Registered Plan 890, designated as Parts 4 to 7, 9,10, 13 to 23, 26, 29 to 32, 41 to 53, 59, and 61 to 63 on 66R-30980, being all of PINs 21240-0302 (LT); 21240-0304 (LT); 21240-0306 (LT); and 21240-0307 (LT) (collectively the "Property"). |
| <b>Property</b>         | 520, 524, 530 & 532 Front Street West, Toronto   |
| <b>Actions</b>          | To consent to the partial release of the Agreements from the Property.   |
| <b>Financial Impact</b> | There is no financial impact<br>.  |
| <b>Comments</b>         | The Agreements were originally registered on title to the Property together with other lands (the "Original Lands") which lands have since been severed by Committee of Adjustment Decision Number B0038/19 on September 3, 2019. As a result of the severance of the Original Lands due to redevelopment, the Agreements no longer pertain to the Property. Therefore, it is appropriate to consent to the partial release of the Agreements from the Property. The Agreements will remain registered against the remainder of the Original Lands.  |
| <b>Terms</b>            | Ann Marie Hyman, Transportation Services, Right of Way Management, Toronto & East York, confirmed by email dated May 26, 2020, that as the Agreements do not pertain to the Property, it is appropriate to consent to the partial release of the Agreements from the Property. The Agreements will remain registered against the remainder of the Original Lands.  |

|                         |                             |  |
|-------------------------|-----------------------------|--|
| <b>Property Details</b> | <b>Ward:</b>                |  |
|                         | <b>Assessment Roll No.:</b> |  |
|                         | <b>Approximate Size:</b>    |  |
|                         | <b>Approximate Area:</b>    |  |
|                         | <b>Other Information:</b>   |  |

| 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/REOIs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 checked="" 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/Estoppel 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> |

**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:   |       | Councillor:   |      |       |
| Contact Name: |       | Contact Name: |      |       |
| Contacted by: | Phone | E-Mail        | Memo | Other |
| Comments:     |       |               |      |       |

**Consultation with Divisions and/or Agencies**

|               |                         |               |  |
|---------------|-------------------------|---------------|--|
| Division:     | Transportation Services | Division:     |  |
| Contact Name: | Ann Marie Hyman         | Contact Name: |  |
| Comments:     | No Objection            | Comments:     |  |

**Legal Services Division Contact**

|               |  |
|---------------|--|
| Contact Name: |  |
|---------------|--|

| DAF Tracking No.: 2020-178  | Date          | Signature                 |
|---|---------------|---------------------------|
| <input checked="" type="checkbox"/> Recommended by: Director, Real Estate Law<br>Ray Mickevicius<br><input type="checkbox"/> Approved by: | July 28, 2020 | Signed by Ray Mickevicius |
| <input checked="" type="checkbox"/> Approved by: Director, Real Estate Services<br>Alison Folosea   | July 28, 2020 | Signed by Alison Folosea  |