

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

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Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management		
Date Prepared:	October 3 ,2020	Phone No.:	416-392-1857		
Purpose	To obtain authority to enter into a Permission to Enter/Licence Agreement (the "Licence") between the City of Toronto (the "City") and Build Toronto Inc. ("Build Toronto") and/or their consultants, EXP Services Inc., or such other consultant ("Representatives") as may be approved by the City in writing, for the purposes of borehole drilling and monitoring we installations for environmental geotechnical and hydrogeological investigation.				
Property	The property municipally known as 150 Queens Wharf, Toronto, Ontario; legally described PT LOT 20 INDEX PLAN D970, PT 3, PL 66R26042; CITY OF TORONTO				
Actions	 The City enter the Licence to permit Build Toronto and/or the Representatives entry onto the Property for a period of not more than three months for the purposes set out above. 				
	provision of any consents, a	e, shall administer and manage the Licence including th nd notices of termination, provided that the Director of Rea of such matters to City Council for its determination an			
	3. The appropriate City Officials to be authorized and directed to take the necessary action to give effect thereto.				
Financial Impact	There is no financial impact. The Licence is to allow for environmental testing for nominal consideration. Build Toronto will be responsible for all costs related to the use of the Licensed Area and for the costs of preparation of any test results or reports, resulting in no cost to the City.				
Comments	The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section. The Property is being redeveloped for affordable housing pursuant to the Housing Now initiative being led by CreateTO. Build Toronto Requires access to the property to conduct environmental testing in support of the redevelopment.Build Toronto has entered into a Service Agreement with CreateTO whereby Build Toronto engaged CreateTO to provide such services as may be required in order to permit Build Toronto to operate its Business. In some circumstances, such as entering into Service Agreements, CreateTO will contract through Build Toronto, but in others CreateTO will contract. In this case CreateTO, through Build Toronto, has retained EXP Services Inc. (the "Representatives") to perform the Work. Build Toronto requires access to the Property to permit its Representatives to undertake the Work.				
Terms	 The Licence will include the following terms and conditions, as appropriate and such other terms and conditions as a be approved by the Director of Real Estate Services (the "Director"): 1. Licence fee: nominal 2. Term: Three months 3. Insurance: \$2,000,000.00 Commercial General Liability 4. Use: Borehole drilling and monitoring well installation for environmental, geotechnical and hydrogeolog investigation. 5. Indemnity: Applicant will indemnify and save harmless the City from and all manner of claims, demands, los costs, charges, actions and other proceedings whatsoever, directly or indirectly resulting from occupation of or of the Licensed Area. 6. Restoration: Applicant shall restore the Licensed Area to its original condition prior to occupancy by Applicant of Authorized Users, at Applicant's sole cost and expense. 				
	7. Reports: Application will provide copies of the results of the testing to the City.				
Property Details	Ward:	Ward 10 – Spadina F			
	Assessment Roll No.:	1904-06-2-054-0011			
	Approximate Size:				
	Approximate Area:	1538 m2 ± (16553	3 ft2 +)		

1. Acquisitions: Where total compensation does not exceed \$50,000. 2A. Expropriations Where City is Expropriating Authority. Statutory offers, agreements and settlements were total compensation does not cumulatively exceed \$50,000. 2B. Expropriations For Transi- Related Purposes Where City is Property Denry of Has Interest in Property Being Expropriated: (a) Acceptance distatuory offers, agreements and settlements settlements where total compensation does not cumulatively exceed \$50,000. 3. Issuance of RFPs/REDIs: (b) Request Hearings of Naccessity. (c) Waive Hearings of Naccessity. (c) Waive Hearings of Naccessity. (c) Waive Hearings of Naccessity. (c) Waive Hearings of Naccessity. (c) Waive Interview	Α.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
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(e) Consents/Non-Disturbance Agreements/			
			Acknowledgements/Estoppel Certificates
(f) Objections/Waivers/Cautions (g) Notices of Lease and Sublease			
(h) Consent to regulatory applications by City,			(h) Consent to regulatory applications by City,
as owner (i) Consent to assignment of Agreement of Durchase (Selar Direction to Title			(i) Consent to assignment of Agreement of
(j) Documentation relating to Land Titles			(j) Documentation relating to Land Titles
applications (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

X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

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Councillor:	Joe Cressy (no, objections October 6,2020)	Councillor:			
Contact Name:	Brent Gilliard				
Contacted by:	Phone X E-Mail Memo Other	Contacted by:	Phone E-mail Memo Other		
Comments:		Comments:			
Consultation wit	h Divisions and/or Agencies				
Division:	CreateTO	Division:	Financial Planning		
Contact Name:	Tracey Smith	Contact Name:	Patricia Libardo		
Comments:	Concurrence (October 8, 2020)	Comments:	Concurrence (October 13, 2020)		
Legal Services Division Contact					
Contact Namo:	Ampa Shakil, Concurrance (October 6 2020)				

Contact Name: Amna Shakil, Concurrence (October 6,2020)

DAF Tracking No.: 2020-285		Date	Signature
Concurred with by:	Manager, Real Estate Services Alex Schuler	Oct 16, 2020	Signed By: Alex Schuler
Recommended by:XApproved by:	Manager, Real Estate Services Daran Somas	Oct 16, 2020	Signed By: Daran Somas
Approved by:	Director, Real Estate Services		X

Borehole location Plan

