

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

TRACKING NO.: 2020-252

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

Prepared By:	Glenn Zeta	Division:	Corporate Real Estate Management
Date Prepared:	September 16, 2020	Phone No.:	416-338-7612

Purpose	To obtain authority for the City of Toronto (the "City" or the "Licensor") to enter into a licence extension & amendment agreement (the "Licence Extension") with Auckland and Main Urban Properties Inc. ("Auckland and Main" or the "Licensee") for that portion of the City-owned Property, as defined below, shown outlined in yellow on Appendix "A-1", attached hereto, to permit the Licensee to continue to use the Licensed Area for parking site trailers for one additional month.
Property	The City-owned property municipally known as 30 St. Albans Road, Etobicoke and legally described as Lots 14-18 Plan 2561, being all of PIN 0754-90138 (see Appendix "A").
Actions	1. Authority be granted to enter into a Licence Extension with Auckland and Main, as Licensee, and the City of Toronto, as Licensor, for the Licensed Area, substantially on the terms and conditions set out herein, and on any such other or amended terms and conditions deemed appropriate by the Director, Real Estate Services (the "Director"), and in a form acceptable to the City Solicitor.
Financial Impact	Total revenue to the City is approximately \$ 614.72 (plus HST) for granting the one-month licence extension. The Licensee has also agreed to reimburse the City's legal costs incurred in connection with the preparation and execution of the Licence Extension, in accordance with Chapter 441 of the Municipal Code. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.
Comments	Auckland and Main is involved with a mixed-use development occurring on certain properties adjacent to the Licensed Area. Pursuant to DAF 2017-194, the City entered into a licence staging and tie back agreement (the "Original Agreement") with Auckland and Main on October 23, 2017. The Original Agreement contained a six-month extension right, which Auckland and Main exercised on March 31, 2020. Work related to the tiebacks is complete however licensee requested a one-month extension for the continued use of the Licensed Area as parking site trailers. Toronto Water has the jurisdiction over the Licensed Area and agreed with the extension.
Terms	Except as set out in Appendix "B", the Terms are the same as the Original Agreement

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	1919-03-1-010-02700
	Approximate Size:	N/A
	Approximate Area:	168 m ² (1,808 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 checked="" 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):	<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. Delegated to more senior positions.	<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
 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:	Kim Edgar	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 – September 17, 2020	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Water	Division:	Financial Planning
Contact Name:	Mike Brannon	Contact Name:	Patricia Libardo
Comments:	Concurred – September 4, 2020	Comments:	Concurred – September 21, 2020

Legal Services Division Contact

Contact Name:	Catherine Thomas
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DAF Tracking No.: 2020- 252	Date	Signature
Concurred with by: Manager, Real Estate Services Alex Schuler	Sept. 25, 2020	Signed by Alex Schuler
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Sept. 29, 2020	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

Appendix "A" – Legal Description and Map of the Property

30 St. Albans Road

Legal Description:

PIN 075490138

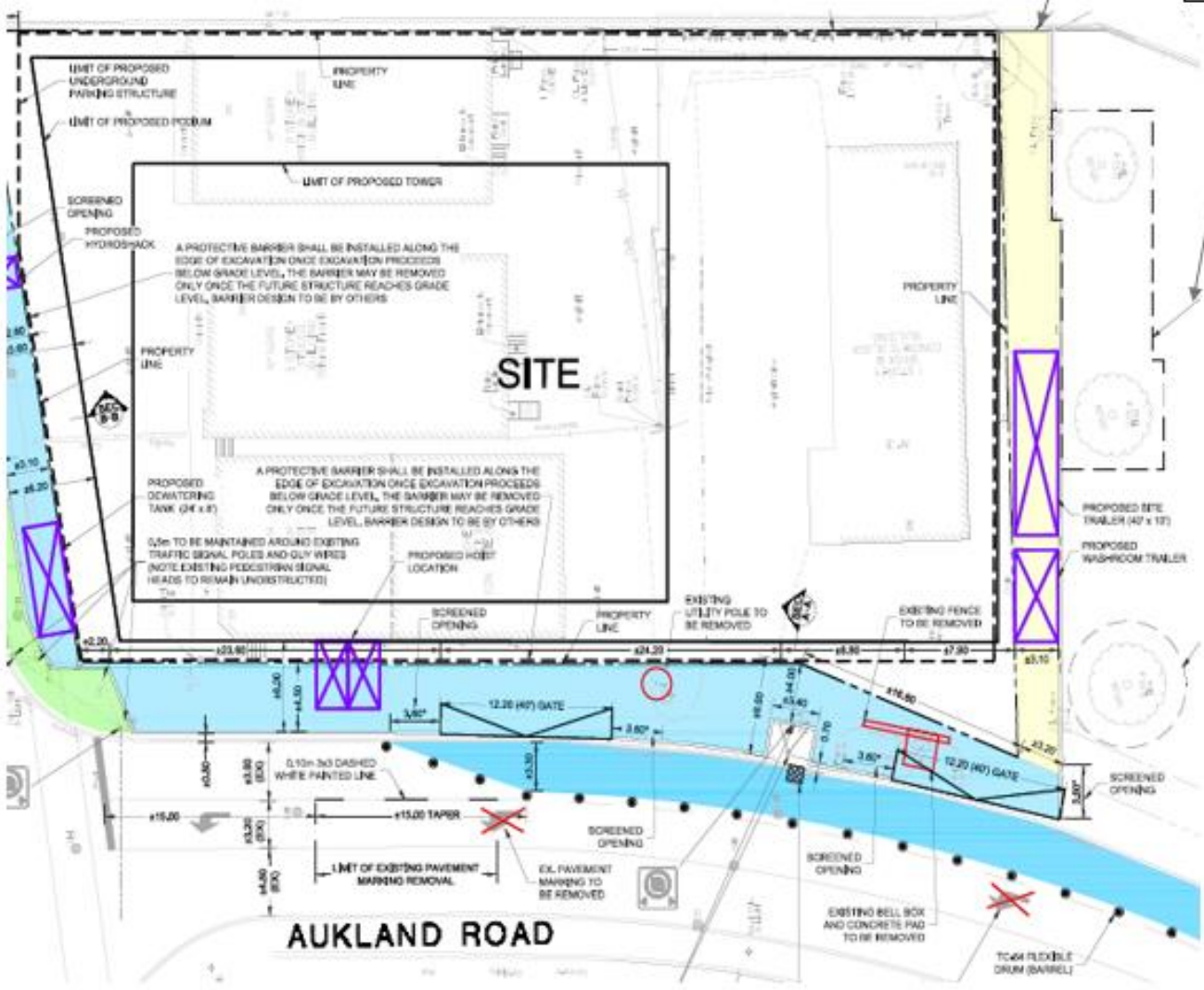
LOTS 14, 15, 16, 17 and 18 PLAN 2561



Appendix "A-1" – Licensed Surface Area

Licensed area is shaded in yellow.

Tree Protection Zone



Appendix "B"
Major Terms & Conditions

Licensor:

City of Toronto

Licensee:

Aukland and Main Urban Properties Inc.

Licensed Premises:

A portion 30 St.Albans Rd. shown as the "Licensed Area" in Appendix "A"

Term:

One-month commencing on September 30, 2020 and terminating on October 30, 2020. No extension rights.

Use:

The Licensee shall only use the Licensed Area for the purpose of parking site trailers.

License Fee:

The Licensee shall pay to the City, a licence fee in the amount of \$614.72 plus HST.

Restoration:

As per the Original Agreement, the Licensed Area shall be restored to its initial condition or better at no cost to the City and to the satisfaction of the City designate no later than the Termination date.