

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

TRACKING NO.: 2020-173

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:	August 28, 2020	Phone No.:	(416) 392-7205

Purpose	To obtain authority to release a permanent easement pursuant to Instrument EP167976, registered June 20, 1958, (the "1958 Easement") as it has become redundant with the registration on July 8, 2020 of two new pedestrian thoroughfare easements, Instrument AT54694111 and Instrument AT5469417 (the "New Easements"), over a portion of the lands shown on Plan 66R-30846, attached as Appendix "B".
Property	The lands subject to the 1958 Easement (the "Servient Lands") are described as PART OF PARK LOT 13, CONCESSION 1, FTB, TWP OF YORK, DESIGNATED AS PART 4 ON Plan 66R-29923 (a copy of which Plan is attached as Appendix "A") AS IN EP107976; CITY OF TORONTO. The benefitting lands (the "DOMINANT LANDS") are described as PART OF PARK LOT 13, CONCESSION 1 FTB, TWP OF YORK AS IN EP108766, EP104042, EP107976 & EP106041, SAVE & EXCEPT PART 1 ON PLAN 66R29054; TOGETHER WITH AN EASEMENT OVER PART 4 ON 66R22923 AS IN EP107976; CITY OF TORONTO."
Actions	1. Authority be granted to release the 1958 Easement and register the necessary release of easement on title.
Financial Impact	There is no financial impact resulting from this approval. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
Background	In 1958 the City acquired parts of the lands on which is located University Settlement House at 23 Grange Road. Included with this acquisition are lands that have the benefit of an easement over the Servient Lands, pursuant to Instrument EP107976. In accordance with Item TE14.2, amended and adopted by City Council on March 10, 2016, which approved the zoning for a residential condominium development on the Servient Lands and certain adjoining lands, the New Easements in favour of the City were registered on July 8, 2020. The lands subject to the New Easements include the Servient Lands, among others.
Comments	As the New Easements include a pedestrian thoroughfare easement in favour of the City over the Servient Lands, among other lands, the City is now in a position to release the 1958 Easement, as it has become redundant.

Property Details	Ward:	10 – Spadina Fort York
	Assessment Roll No.:	N/A
	Approximate Size:	3.046 m x 45.7 m (10 ft x 150 ft ±)
	Approximate Area:	139 m ² (1496.2 ft ²)
	Other Information:	

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):	<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.	<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 checked="" type="checkbox"/> (b) Releases/Discharges <input checked="" 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:	Joe Cressy	Councillor:	
Contact Name:	Anthony McMahon	Contact Name:	
Contacted by:	<input checked="" 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 – July 20, 2020	Comments:	

Consultation with Divisions and/or Agencies

Division:	City Planning	Division:	Financial Planning
Contact Name:	May Wang	Contact Name:	Filisha Jenkins
Comments:	Concurs with submission of DAF – August 11, 2020	Comments:	Concurs with FIS – July 27, 2020

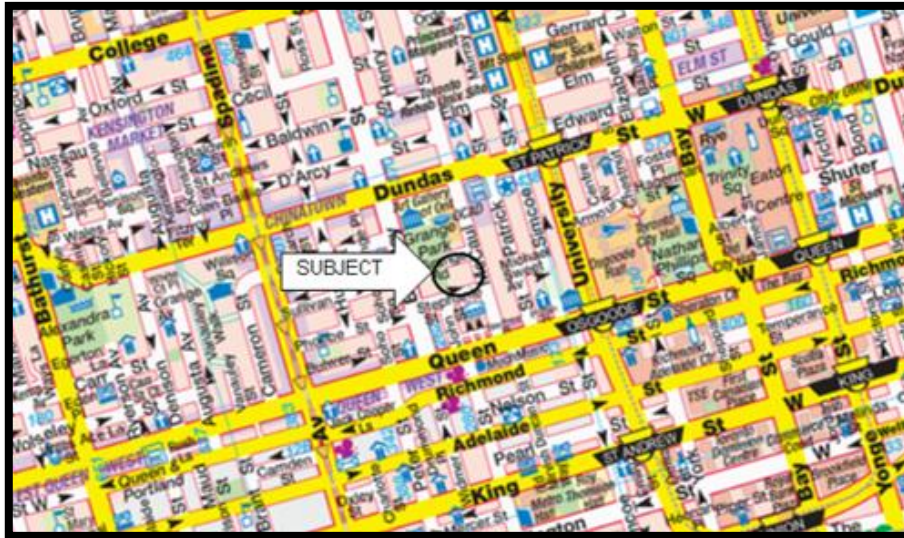
Legal Services Division Contact

Contact Name:	Jack Payne – July 14, 2020
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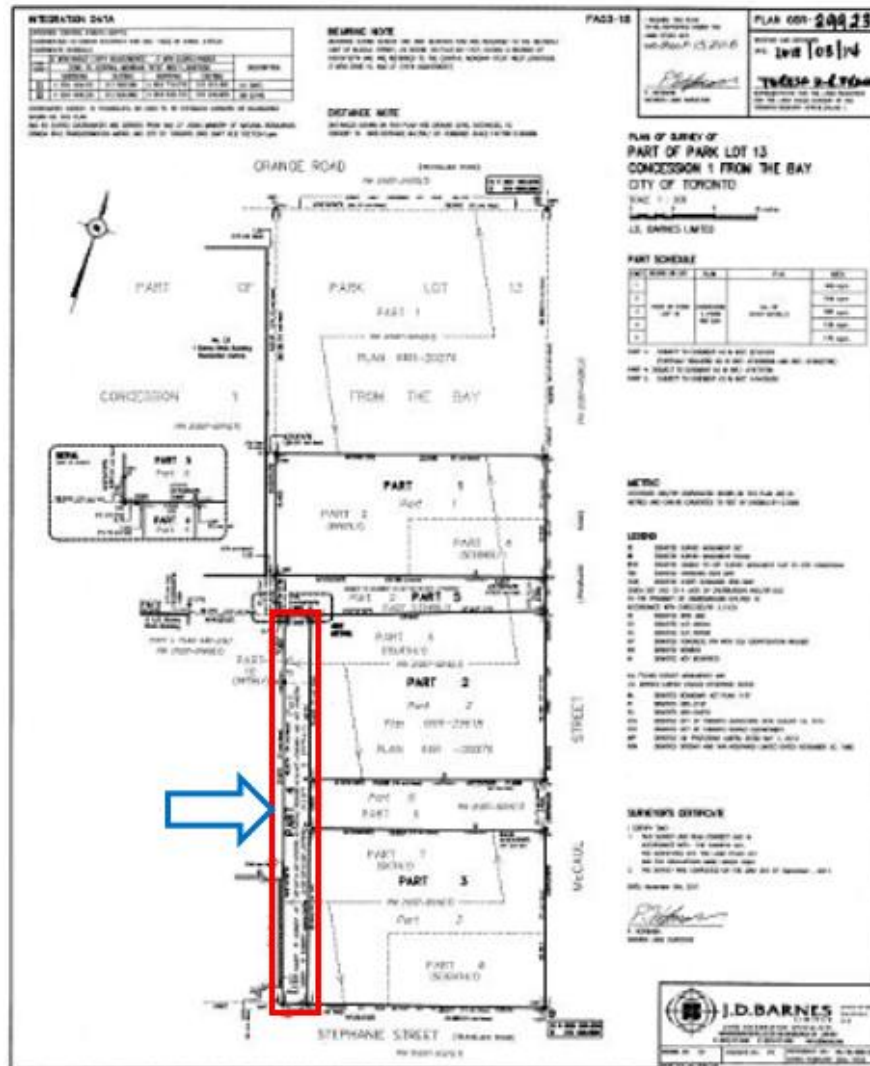
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	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Transaction Services Daran Somas	Aug. 28, 2020	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Transaction Services Alison Folosea	Nov. 11, 2020	Signed by Alison Folosea

Appendix "A" – Site Map and Aerial and 66R-29923



Reference Plan 66R-29923



Appendix "B" – Reference Plan 66R-30846

