

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

TRACKING NO.: 2020-339

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management
Date Prepared:	December 17, 2020	Phone No.:	(416) 392-8160

Purpose	To obtain authority for the City to enter into a temporary access agreement (the "Licence") over a portion of the property located at 2662 Bloor Street West (the "Property") shown in Appendix "A", owned by Toronto Standard Condominium Corporation No.1473 (the "Owner"). The subject property interest is required for geotechnical investigations (the "Works") which are pre-construction works towards the future construction of elevators at Old Mill Station.
Property	Part of the property municipally known as 2662 Bloor Street West, described as Condo Block 1473 Toronto Standard Condominium Corporation No. 1473, with unobstructed access to the part of the property shown hatched in red as W45-8-102 HQ/MW and Loading Zone & Parking Location on Plan in Appendix "B", (the "Licensed Area").
Actions	1. Authority be granted for the City to enter into the Licence with the Licensor to license the Property for a term of twelve (12) weeks commencing on January 11, 2021 or a date to be specified by the City giving a minimum five (5) days' written notice prior to start of work, whichever is the earliest, with two options to extend for eight (8) weeks and four (4) days each time, substantially on the major terms and conditions set out herein, and including such other or amended terms and conditions as may be deemed appropriate by the Executive Director, Corporate Real Estate Management or Director, Transactions Services and in a form acceptable to the City Solicitor.
Financial Impact	The cost to the City is \$10,089.72 for the Licence, no HST is required to be paid as the Owner is not an HST registrant. Should they be required, the cost for each extension will be \$7,200.00. Funding is available in the 2020-2029 Council Approved Capital Budget and Plan for the Toronto Transit Commission (TTC) under capital project account CTT110-1 – Other Buildings and Structures Projects. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact implications as identified in the Financial Impact section.
Comments	TTC has plans to construct and install elevators at Old Mill Station as part of the Easier Access Phase III Project, providing accessibility to and from the subway platforms to street level. Pre-construction investigations are required in order to determine property requirements at this location. At the end of the term, TTC will remediate the Licensed Area as close as is practicable, to its original condition at the City's sole cost and expense.
Terms	Term: Commencing on January 11, 2021 or a date to be specified by the City giving a minimum five (5) days' written notice prior to start of work, whichever is the earliest, with two options to extend for eight (8) weeks and four (4) days each time. Fee: \$10,089.72. Plus an additional \$7,200.00 for the exercise of each extension. No HST is applicable. Insurance: The City shall maintain or have maintained at its sole expense, commercial general liability insurance or wrap up insurance which shall include coverage for bodily injury (including death), personal injury and property damage, contractual liability, owned, non-owned and leased automobile liability, employers liability, completed operations, sudden and accidental pollution liability, cross liability and severability of interest clause arising out of or in connection with the City, its Representatives or anyone permitted by the City to use the Licensed Area. The insurance shall be written on an occurrence basis with limits of not less than five million dollars (\$5,000,000.00) per occurrence, and an aggregate limit of not less than five million dollars (\$5,000,000.00) within any policy year with respect to completed operations. Access: The City and its Representatives and those authorized by or under the City shall at all times act reasonably and with due consideration for the Owner, shall have access only between the hours of 8:30am and 7:00pm from Monday to Friday, and between the hours of 8:30am and 6:00pm from Saturday and Sunday during the Term of this Agreement to complete the Works. Access to the underground parking facility of the Property will be maintained at all times.

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	Part of 1919-01-1-400-05260
	Approximate Area:	See attached
	Other Information:	Pre-construction investigations

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</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 & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</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><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input checked="" 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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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 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:	Mark Grimes	Councillor:	
Contact Name:	Kim Edgar	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No concerns (Sept 15, 2020)	Comments:	

Consultation with Divisions and/or Agencies

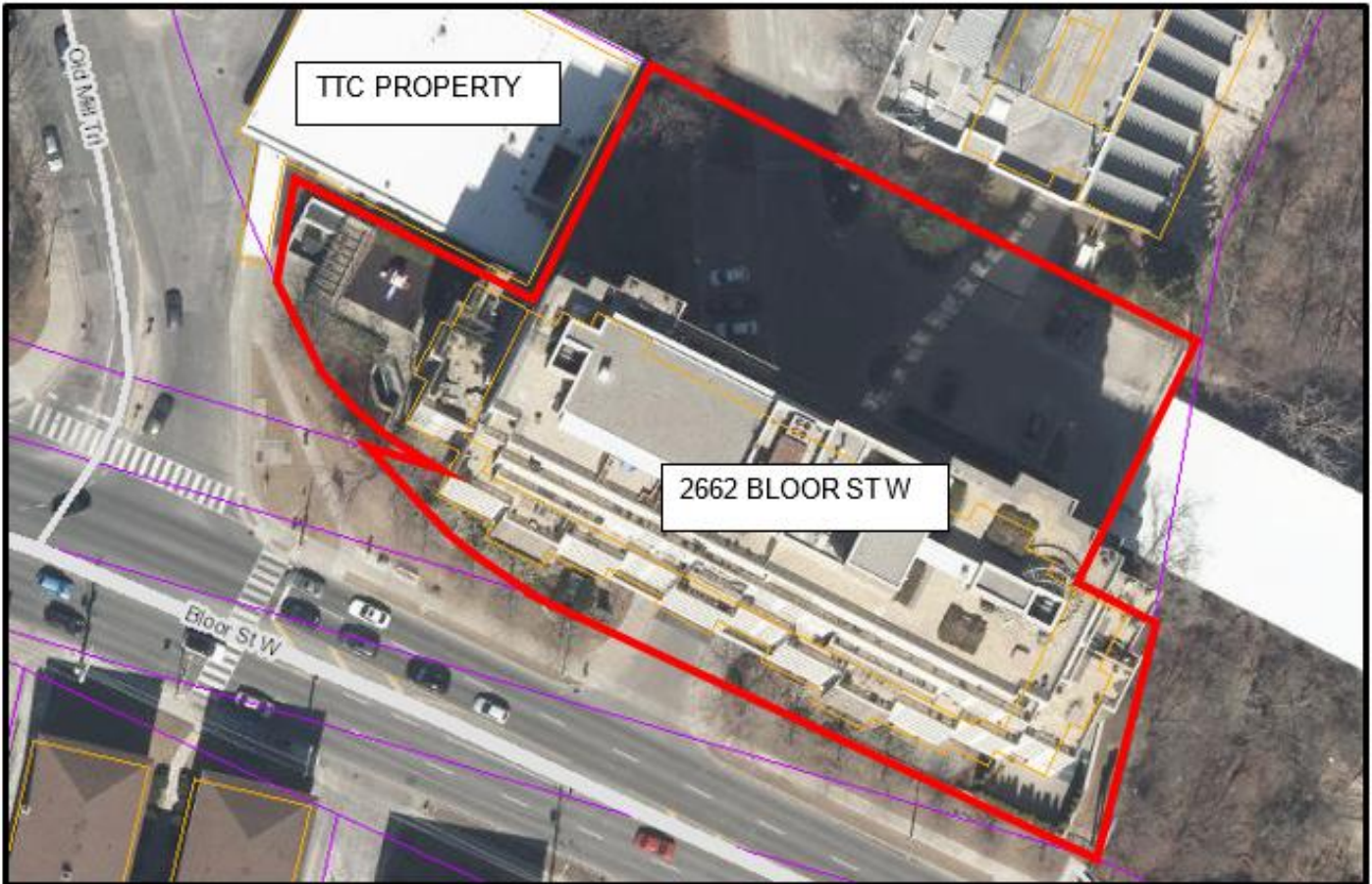
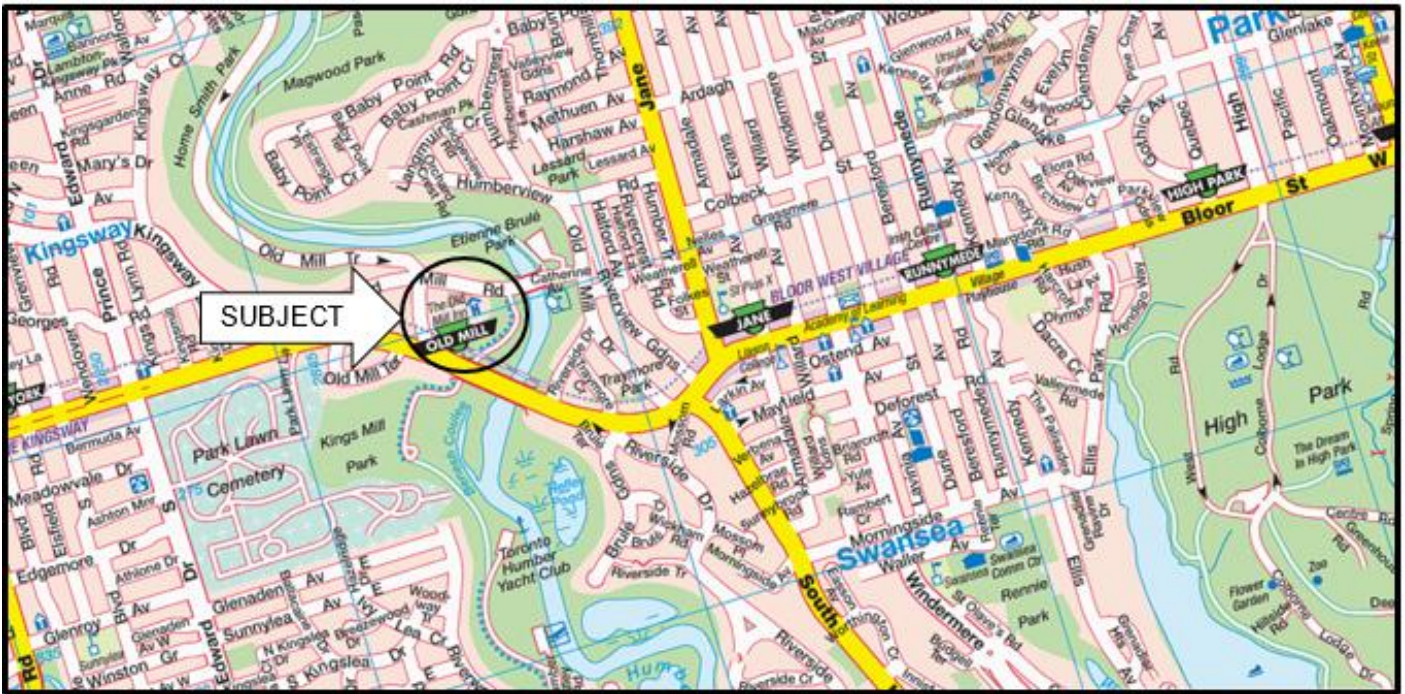
Division:	TTC	Division:	Financial Planning
Contact Name:	Daniel Spalvieri	Contact Name:	David Mak
Comments:	Incorporated into DAF (Dec 17, 2020)	Comments:	Incorporated into DAF (Dec 18, 2020)

Legal Services Division Contact

Contact Name:	Dale Mellor (Dec 17, 2020)
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DAF Tracking No.: 2020-339	Date	Signature
Concurred with by: Manager, Real Estate Services Melanie Hale-Carter	Dec. 21, 2020	Signed by Melanie Hale-Carter
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Dec. 21, 2020	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		

Appendix "A": Location Map



Appendix "B": Plan

