

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

**TRACKING NO.: 2020-275**

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

Prepared By:	Ishan Dasgupta	Division:	Corporate Real Estate Management
Date Prepared:	10/05/2020	Phone No.:	416-392-7165

<b>Purpose</b>	To obtain authority to grant a Permission to Enter Agreement/Licence Agreement "PTE" with the 2 Secord Inc. & 90 Eastdale Inc. and/or their consultants, the "Applicant" to conduct environmental testing on the Eastdale Parkette, the "Property".
<b>Property</b>	Municipally known as the Eastdale Parkette in the City of Toronto, legally described as LOT 103 PL 1351 EXCEPT CA430310, 66R5738; TORONTO (E YORK), CITY OF TORONTO, being all of PIN 10431-0111 (R) and PT LT 102 PL 1351 TWP OF YORK AS IN EY70488, EXCEPT EY103674; TORONTO (E YORK), CITY OF TORONTO, being all of PIN 10431-0108 (LT)
<b>Actions</b>	1. Authority be granted to enter into the PTE in favour of the Applicant for the soil testing as detailed in "Comments" below, on terms and conditions as set out herein.
<b>Financial Impact</b>	There is no financial impact. The Permission to Enter Agreement is to allow for environmental testing for nominal consideration.  The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
<b>Comments</b>	The Applicant will be entering into a land exchange agreement with the City, exchanging the property for another park site, to facilitate the redevelopment of the Applicant's property. The Applicant requested access to the Property to conduct environmental testing in support of the redevelopment and land exchange. This is the second request for access and a previous nominal licence was granted by DAF 2020-060 however the work was not completed.  Soil samples will be collected using handheld machinery and when complete, the drillers will backfill the holes with on-site soil. There are 8 boreholes proposed and it will take about 2 hours to complete each location. The boreholes will be restored to their original condition. See Appendix 1 for location of the 8 boreholes.  No vehicles will travel on the Property. Only three people will be walking with portable equipment. Each person will have personal safety equipment. Cones will be placed around our equipment for public safety.
<b>Terms</b>	<p><b>Licensee:</b> 2 Secord Inc. &amp; 90 Eastdale Inc.</p> <p><b>Licence Fee:</b> Nominal</p> <p><b>Term:</b> Two (2) weeks to commence on 48 hours' notice.</p> <p><b>Insurance:</b> \$5,000,000.00 Commercial General Liability.</p> <p><b>Use:</b> Core a 2.5" diameter hole down to 10' depth with portable handheld equipment.</p> <p><b>Indemnity:</b> Applicant will indemnify and save harmless the City from and all manner of claims, demands, losses, costs, charges, actions and other proceedings whatsoever, directly or indirectly resulting from occupation of or use of the Licensed Area.</p> <p><b>Restoration:</b> Applicant shall restore the Licensed Area to its original condition prior to occupancy by Applicant or its Authorized Users, at Applicant's sole cost and expense.</p> <p><b>Reports:</b> Applicant will provide copies of the results of the testing to the City.</p>

<b>Property Details</b>	<b>Ward:</b>	19 – Beaches-East York
	<b>Assessment Roll No.:</b>	19 06 021 391 043 00
	<b>Approximate Size:</b>	239.34 ft x 90.60 ft x 137.13 ft x 15.01 ft x 100.13 ft x 45.56 ft
	<b>Approximate Area:</b>	1,535 m2 ± (16,523 ft2 ±)
	<b>Other Information:</b>	Eastdale Parkette

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:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	<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:	<b>Delegated to more senior positions.</b>	<b>Delegated to more senior positions.</b>
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:	<b>Delegated to more senior positions.</b>	<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 checked="" type="checkbox"/> Where total compensation does not exceed \$50,000. <b>Delegated to more senior positions.</b>	<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:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<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).

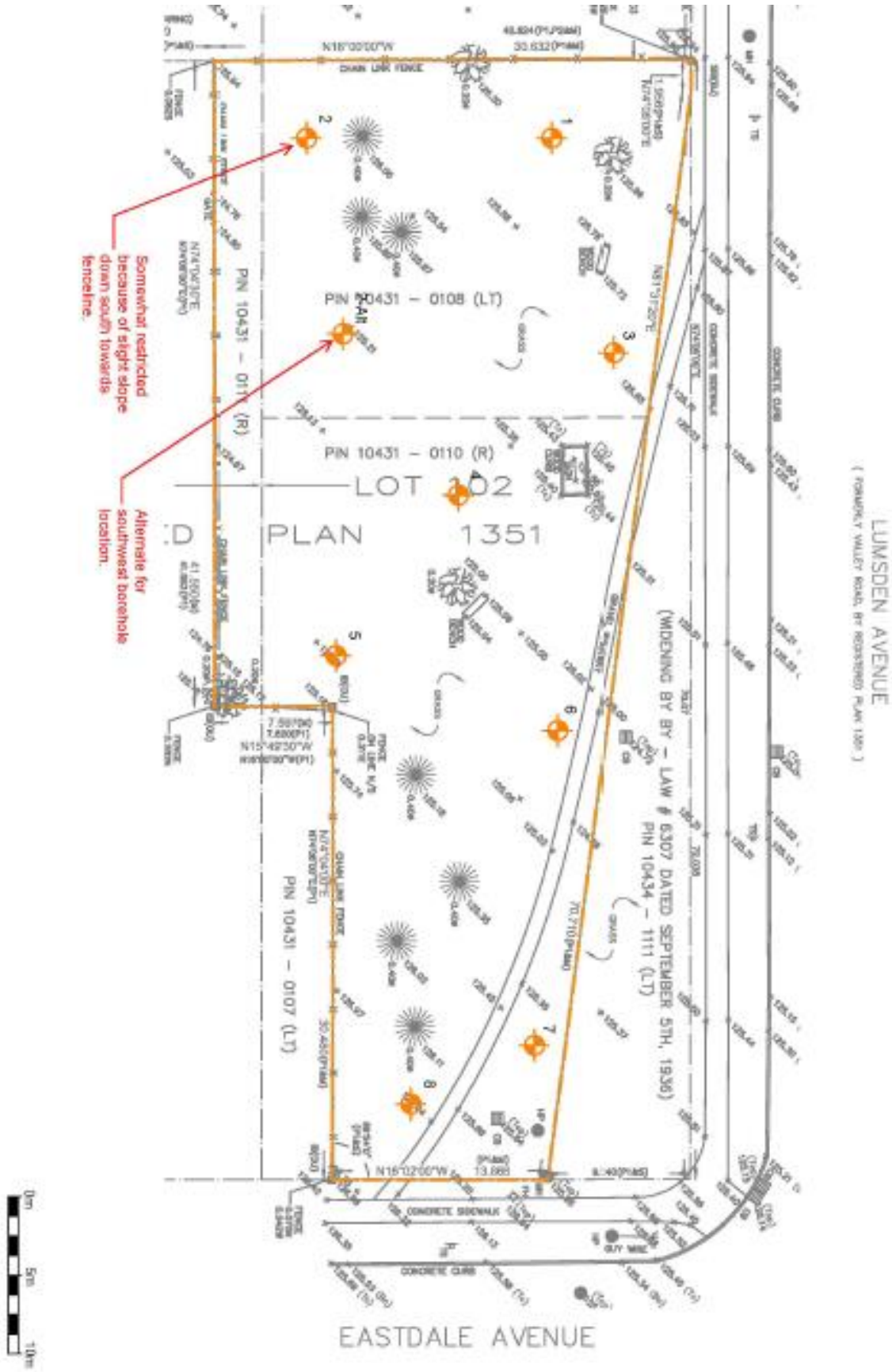
**Director, Real Estate Services also has signing authority on behalf of the City for:**

- 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			
<input type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Brad Bradford		Councillor:
Contact Name:	Rishab Mehan		Contact Name:
Contacted by:	Phone	<input checked="" type="checkbox"/> E-Mail	Memo
			Other
Comments:	No objections (10/05/2020)		Comments:
Consultation with Divisions and/or Agencies			
Division:	Parks, Forestry & Recreation		Division:
Contact Name:	Laura Stover		Contact Name:
Comments:	No concerns (10/06/2020)		Comments:
			Financial Planning
			Contact Name:
			Patricia Libardo
			Comments:
			No concerns (10/06/2020)
Legal Services Division Contact			
Contact Name:	Vanessa Bacher – comments incorporated (10/05/2020)		

DAF Tracking No.: 2020-275	Date	Signature
Concurred with by: Acting Manager, Real Estate Services <b>Daran Somas</b>	October 6, 2020	Signed by Daran Somas
<input type="checkbox"/> Recommended by: Acting Manager, Real Estate Services <b>Melanie Hale-Carter</b>	October 6, 2020	Signed by Melanie Hale-Carter
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

Appendix "A" - Eight Proposed Borehole Locations:



Appendix "B" – Site Location:

