

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

**TRACKING NO.: 2021-106**

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

|                |                  |            |                           |
|----------------|------------------|------------|---------------------------|
| Prepared By:   | Darcy Watt (TPA) | Division:  | Toronto Parking Authority |
| Date Prepared: | July 14, 2021    | Phone No.: | (437) 488-1303            |

|                         |  |
|-------------------------|--|
| <b>Purpose</b>          | To obtain authority for the City to consent to the assignment of the residential lease at 598 Gerrard Street East, originally entered into on June 1, 2016, when the City acquired the residential property at 598 Gerrard Street East.  |
| <b>Property</b>         | The residential unit, is approximately 1,200 square feet in size and is located on the second floor located on the lands and premises known municipally at 598 Gerrard Street East, and outlined in red in the sketch attached hereto as Schedule "A" & "B".<br><br>Legal Description: LT 40 PL 360 RIVERDALE; CITY OF TORONTO PIN 210690562   |
| <b>Actions</b>          | 1. Authority be granted for Toronto Parking Authority to enter into the assignment of the residential lease, on the terms and conditions as may be determined by the Director of Real Estate Services and in a form acceptable to the City Solicitor.  |
| <b>Financial Impact</b> | There is no financial impact. All the terms and conditions of the residential lease will remain the same include the minimum rent payments.<br><br>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section  |
| <b>Comments</b>         | The current tenant has asked the TPA as landlord to consent to the assignment, Pursuant to the Residential Tenancies Act section 95(5) a landlord cannot arbitrarily or unreasonably refuse such consent, Toronto Parking Authority has reviewed the rental application from the proposed tenants, checked references, and considers the assignment request to be reasonable.<br><br>As approved through its board report on November 19, 2015, file number 1252-00, TPA acquired the building 598 Gerrard Street East on February 25, 2016 and assumed the residential lease. The tenant paid approximately \$22,800 per annum for the month to month lease and is responsible for the hydro. |
| <b>Terms</b>            |  |

|                         |                             |                       |
|-------------------------|-----------------------------|-----------------------|
| <b>Property Details</b> | <b>Ward:</b>                | 14 – Toronto Danforth |
|                         | <b>Assessment Roll No.:</b> | N/A                   |
|                         | <b>Approximate Size:</b>    | N/A                   |
|                         | <b>Approximate Area:</b>    | 111.48 m <sup>2</sup> |
|                         | <b>Other Information:</b>   | N/A                   |

| 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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input 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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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 checked="" 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:   | Paula Fletcher  | Councillor:   |   |
| Contact Name: | Daryl Finlayson   | 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 Objections (July 16, 2021)   | Comments:     |   |

**Consultation with Divisions and/or Agencies**

|               |  |               |                                     |
|---------------|--|---------------|-------------------------------------|
| Division:     |  | Division:     | Financial Planning                  |
| Contact Name: |  | Contact Name: | Patricia Libardo                    |
| Comments:     |  | Comments:     | No Objections (email July 19, 2021) |

**Legal Services Division Contact**

|               |                |
|---------------|----------------|
| Contact Name: | Vanessa Bacher |
|---------------|----------------|

| DAF Tracking No.: 2021-106   | Date          | Signature                |
|--|---------------|--------------------------|
| <input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b><br>Daran Somas  | July 26, 2021 | Signed by Daran Somas    |
| <input type="checkbox"/> Approved by:  |               |                          |
| <input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b><br>Alison Folosea | July 30, 2021 | Signed by Alison Folosea |

### Schedule "A"

#### SITE LOCATION MAP



SCHEDULE "B"

SITE PLAN

