

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2021-204

|  |   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
|--|---|-------------------|----------------------------------|--------------|-------------------------------|-----------------------------|---------------------|--------------------------|-----------|--------------------------|----------|---------------------------|--|
| Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property |   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Prepared By:</b>  | Joseph Sergnese   | <b>Division:</b>  | Corporate Real Estate Management |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Date Prepared:</b>  | July 19, 2021   | <b>Phone No.:</b> |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Purpose</b>   | To obtain authority to enter into a nominal licence agreement between the City of Toronto (the "City"), as Licensor, and Toronto Standard Condominium No. 2254, as Licensee, for the purpose of creating and maintaining a self-sustaining garden on the Property (as defined below) for a term of twelve (12) months.  |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Property</b>  | 208R Bloor Street West, City of Toronto (the "Property") and shown on the Property Sketch in Appendix "A" as Part 1.  |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Actions</b>   | <ol style="list-style-type: none"> <li>1. Authority be granted to enter into a nominal licence with Toronto Standard Condominium No. 2254 for a term of twelve (12) months commencing August 1, 2021 and expiring July 31, 2022, on such terms as may be satisfactory to the Executive Director, Corporate Real Estate Management and in a form acceptable to the City Solicitor;</li> <li>2. The Executive Director, Corporate Real Estate Management or his designate shall administer and manage the Licence which shall include providing any consents, approvals, waivers, notices and notices of termination provided that, at any time, refer consideration of such matter to City Council for its determination and direction; .</li> </ol> |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Financial Impact</b>  | <p>The agreement will be for nominal consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>  |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Comments</b>  | <p>Corporate Real Estate Management ("CREM") has been involved in internal meetings with City Staff and local Councillor's office regarding the Property. The board of Toronto Standard Condominium No. 2254 has asked the City if it can make improvements to the Property. It would be in the form of self-sustaining landscaping at its cost, illustrated on Appendix "B".</p> <p>At the request of the local Councillor, CREM considered this proposal and developed terms of an agreement.</p> <p>The agreement would require early termination rights as the property may be required for a TTC fire ventilation upgrade program. This is satisfactory to Toronto Standard Condominium No. 2254.</p>  |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Terms</b>   | <p>The Licence will include the following terms and conditions, as appropriate and such other terms and conditions as may be approved by the Executive Director, Corporate Real Estate Management:</p> <ol style="list-style-type: none"> <li>1. Licence fee: nominal</li> <li>2. Term: 12 months</li> <li>3. Insurance: 3,000,000.00 Commercial General Liability</li> <li>4. Use: to install and maintain landscaping over a portion of the Property.</li> <li>5. Indemnity: 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.</li> </ol>            |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Property Details</b>  | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%;"><b>Ward:</b></td> <td>Ward 11 - University-Rosedale</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904052080031000000</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>30m x 21m</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>608.6 m2</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>   |                   |                                  | <b>Ward:</b> | Ward 11 - University-Rosedale | <b>Assessment Roll No.:</b> | 1904052080031000000 | <b>Approximate Size:</b> | 30m x 21m | <b>Approximate Area:</b> | 608.6 m2 | <b>Other Information:</b> |  |
| <b>Ward:</b>   | Ward 11 - University-Rosedale   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Assessment Roll No.:</b>  | 1904052080031000000   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Approximate Size:</b>   | 30m x 21m   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Approximate Area:</b>   | 608.6 m2  |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |
| <b>Other Information:</b>  |   |                   |                                  |              |                               |                             |                     |                          |           |                          |          |                           |  |

| A.   | Executive Director, Corporate Real Estate Management has approval authority for:  | Deputy City Manager, Corporate 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/REOs:</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/Licensor):</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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input checked="" type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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> | <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:   | Councillor Mike Layton   | Councillor:   |   |
| Contact Name: | Andrea Fresolone   | 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 (July 15, 2021)  | Comments:     |   |

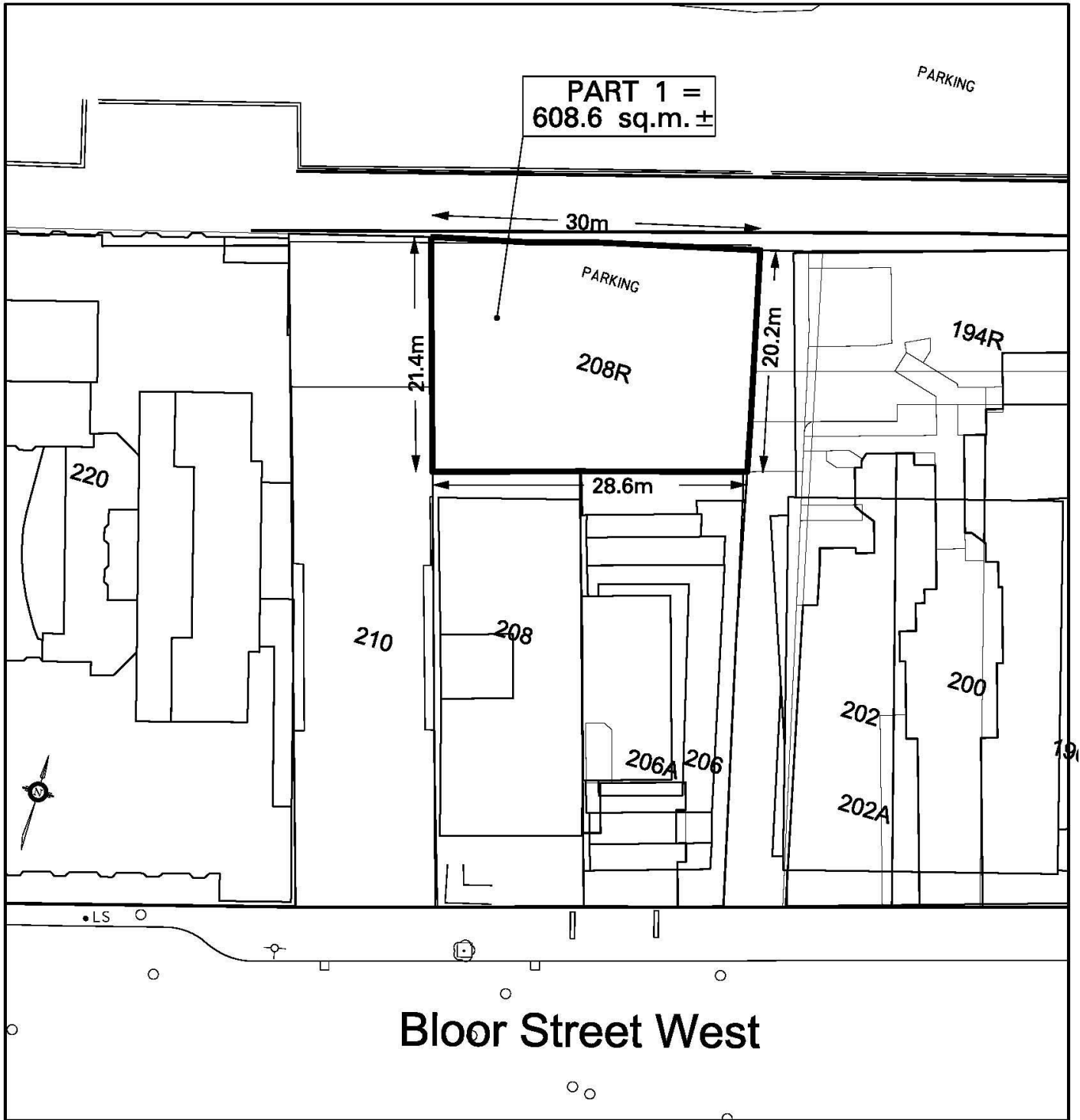
**Consultation with Divisions and/or Agencies**

|               |  |               |                                   |
|---------------|--|---------------|-----------------------------------|
| Division:     |  | Division:     | <b>Financial Planning</b>         |
| Contact Name: |  | Contact Name: | Ciro Tarantino (Patricia Libardo) |
| Comments:     |  | Comments:     | Concurrence (July 16, 2021)       |

**Legal Services Division Contact**

|               |   |
|---------------|---|
| Contact Name: | <b>Michele Desimone (concurred July 14, 2021)</b> |
|---------------|---|

| DAF Tracking No.: 2021- 204   | Date           | Signature                 |
|---|----------------|---------------------------|
| Recommended by: Manager, Real Estate Services   | July 28, 2021  | Signed by Daran Somas     |
| Recommended by: Director, Real Estate Services  | July 30, 2021  | Signed by Alison Folosea  |
| <input type="checkbox"/> Recommended by: <b>Executive Director, Corporate Real Estate Management</b><br><input checked="" type="checkbox"/> Approved by: <b>Patrick Matozzo</b> | August 4, 2021 | Signed by Patrick Matozzo |
| <input type="checkbox"/> Approved by: <b>Deputy City Manager, Corporate Services</b><br><b>Josie Scioli</b>   |                | X                         |



# Bloor Street West

## PROPERTY INFORMATION SHEET SKETCH SHOWING NO. 208R BLOOR STREET WEST



NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS. MEASUREMENTS  
ARE APPROXIMATE

CHECK BY ANA MICHALEK  
PREPARED BY: DWAYNE PITT

WARD 11 - UNIVERSITY-ROSEDALE  
DATE: MAY 05, 2021

SKETCH No. PS-2021-025

Appendix "B"  
Conceptual Landscape Drawing



**MUSEUM HOUSE  
COURTYARD - DRY RIVER BED**