

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

**TRACKING NO.: 2021-188**  
**With Confidential Attachment**

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

<b>Prepared By:</b>	Patricia Palmieri	<b>Division:</b>	Corporate Real Estate Management
<b>Date Prepared:</b>	June 29, 2021	<b>Phone No.:</b>	416-392-4829

<b>Purpose</b>	To obtain authority for the City of Toronto (the "City") to enter into Section 30 Agreements (the "Agreements") with the owners of 710, 712 & 714 Bloor Street West (collectively the "Owners"). The Agreements will facilitate the transfer of permanent easements in favour of the City that are required for the construction of the Toronto Transit Commission ("TTC") Christie Station Easier Access Project (the "Project").
<b>Property</b>	As described in Appendix "A" and shown on the Reference Plans in Appendix "B" (the "Property Interests").
<b>Actions</b>	1. Authority be granted for the City to enter into the Agreements with the Owners, substantially on the terms and conditions outlined in Appendix "A" and in the Confidential Attachment, and on such other or amended terms and conditions as may be acceptable to the approving authority herein and in a form satisfactory to the City Solicitor.
<b>Financial Impact</b>	Funding for the compensation, as set out in the Confidential Attachment, is available in the 2021-2030 Council Approved Capital Budget and Plan for the TTC under capital account CTT028-1 Easier Access – Phase 2.  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>	As part of the Project, the TTC is proposing to construct elevators at Christie Subway Station on Line 2 providing accessibility to and from each of the eastbound and westbound platforms to the concourse level.  On July 16, 2019 City Council adopted GL 6.14 authorizing the acquisition and or expropriation of the Property Interests, for the Project. Real Estate Staff have negotiated with the Owners the Agreements and TTC staff have reviewed the terms and conditions of the Agreements and concur with proceeding.
<b>Terms</b>	See Appendix "A" and the Confidential Attachment

<b>Property Details</b>	<b>Ward:</b>	Ward 11 – University-Rosedale
	<b>Assessment Roll No.:</b>	n/a
	<b>Approximate Size:</b>	Irregular

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"/> I 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 checked="" 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"/> I 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 checked="" 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"/> I Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> I 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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• Expropriation Applications and Notices following Council approval of expropriation (Manager, Transaction Services is only Manager with such signing authority).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

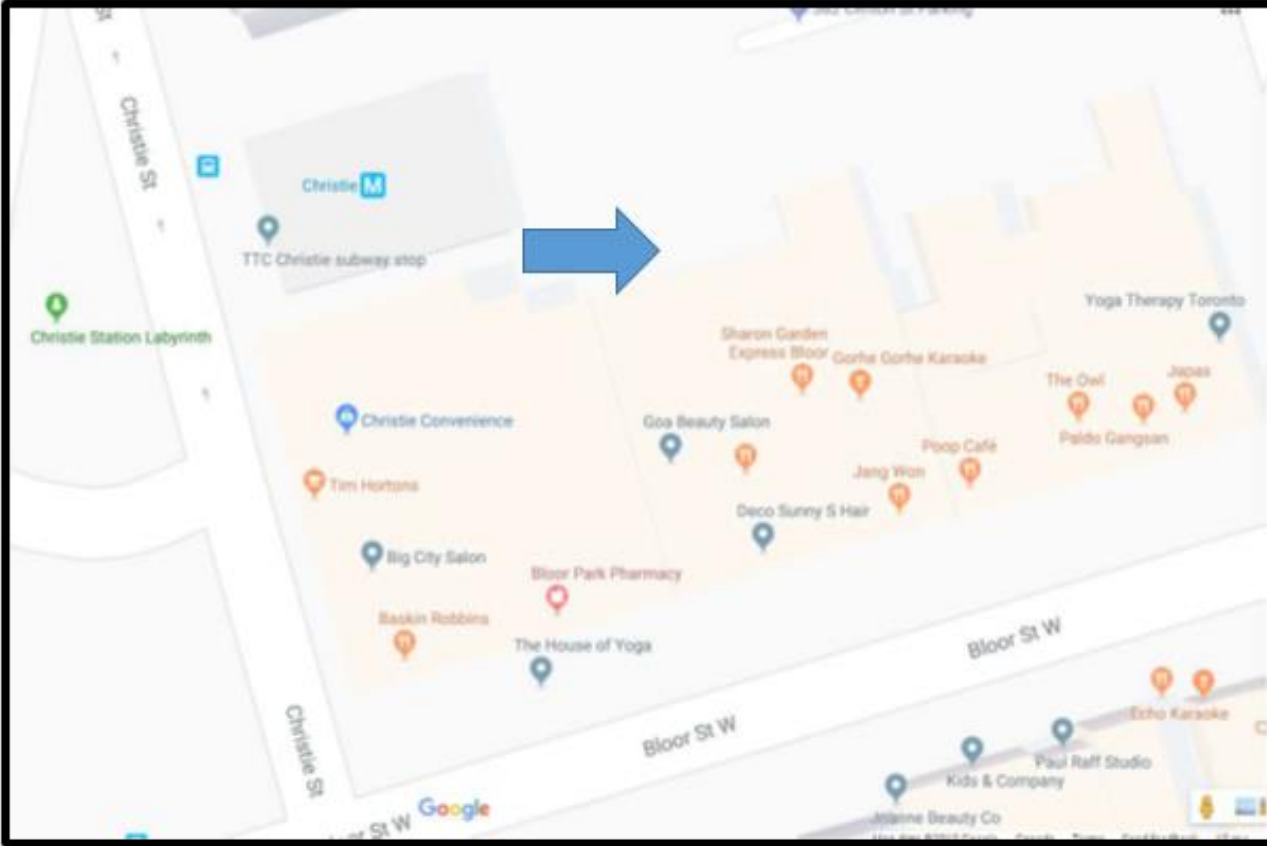
<b>Pre-Condition to Approval</b>			
<input type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
<b>Consultation with Councillor(s)</b>			
Councillor:	Councillor Layton	Councillor:	
Contact Name:	Stephanie Nakitsas	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> 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:	Advised on June 29, 2021	Comments:	
<b>Consultation with Divisions and/or Agencies</b>			
Division:	TTC	Division:	<b>Financial Planning</b>
Contact Name:	Dan Spalvieri	Contact Name:	Patricia Libardo
Comments:	Concurred on June 29, 2021	Comments:	Concurred on June 28, 2021
<b>Legal Services Division Contact</b>			
Contact Name:	Gloria Lee		

DAF Tracking No.: 2021-188	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Daran Somas, Manager, Transaction Services</b>	June 29, 2021	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Transaction Services Alison Folosea</b>	June 30, 2021	Signed by Alison Folosea

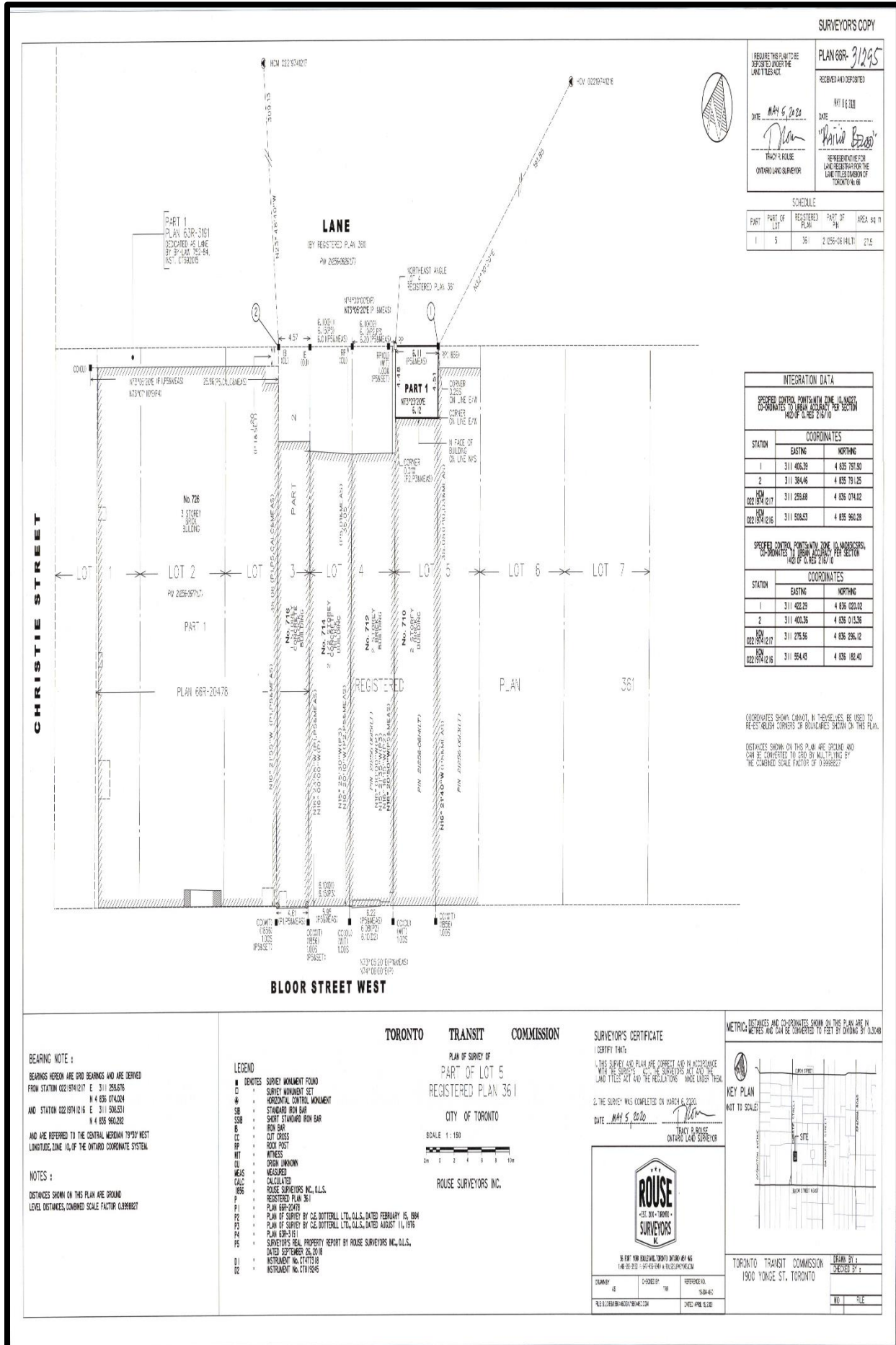
**Appendix "A"**  
**Terms & Conditions**

<p>Legal Description</p>	<p><b><u>710 Bloor Street West</u></b> PART OF LOT 5, PLAN 361, DESIGNATED AS PART 1 ON PLAN 66R-31295, CITY OF TORONTO; BEING PIN: 21256-0614 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION</p> <p><b><u>712 Bloor Street West</u></b> PART OF LOT 4, PLAN 361, DESIGNATED AS PART 1 ON PLAN 66R-31300, CITY OF TORONTO; BEING PIN: 21256-0615 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION</p> <p><b><u>714 Bloor Street West</u></b> PART OF LOT 4, PLAN 361, DESIGNATED AS PART 1 ON PLAN 66R-31297, CITY OF TORONTO; BEING PIN: 21256-0616 (LT) IN THE LAND REGISTRY OFFICE OF TORONTO (NO. 66) IN LAND TITLES DIVISION</p> <p>(referred to as the "Property Interests").</p>
<p>Section 30 Conditions</p>	<p>In consideration for the transfers of the Property Interests in favor of the City, the City agrees to pay the Owner the compensation outlined in the Confidential Attachment. The Owner is entitled to such further or other compensation (if any) as may be awarded by the OLT pursuant to the Act, save and except for any further compensation for the market value of the Property Interests.</p> <p>The City will pay the Owner's reasonable legal and other costs incurred in relation to the negotiation and settling of the terms of these Agreements.</p> <p>The City shall be responsible for the payment of Land Transfer Tax and registration fees and any other taxes and fees payable in connection with the registration of any documents/instruments that may be required to complete the transactions</p>
<p>Easement Conditions</p>	<p>In consideration for the transfer of the permanent easements in favour of the City, the City agrees to pay the Owners the compensation outlined in the Confidential Attachment for the exclusive use of six (6) parking spaces at Carpark 144 located at 376 Clinton Street for a term commencing on the date of commencement of the construction of the Project and ending on the date that construction of the Project has been completed and the City has vacated the Property Interests. The compensation payment shall be without prejudice to the Owner's right to claim further compensation for the "acquisition" (within the meaning of the <i>Expropriations Act</i>) of the required lands pursuant to section 30 of the <i>Expropriations Act</i> and as if the Property Interests have been expropriated by the City, save and except for the market value of the Property Interests.</p> <p>The City, TTC and or its contractors shall restore the Property Interests to the condition existing immediately prior to the construction of the Project, or as near as is reasonably possible.</p> <p>The City or the TTC shall obtain and maintain or cause to be maintained comprehensive general liability insurance or wrap-up liability insurance which will include coverage for personal and bodily injury, death, property damage (including loss of use), contractual liability, non-owned automobile liability, employers liability, sudden and accidental pollution liability, cross liability with severability of interest clause and owners' and contractors' protective insurance coverage. The insurance shall be written on an occurrence basis with limits not less than \$10,000,000.00 per occurrence, an aggregate limit of not less than \$10,000,000.00 within any policy year with respect to completed operations. The Owner shall be named as an additional insured on any such policy. The Owner acknowledges that the City or the TTC may elect to self-insure and, if so, will be deemed to have satisfied its obligations hereunder.</p>

Appendix "B"



# Reference Plan for 710 Bloor Street West



**SURVEYOR'S COPY**

REQUIRE THIS PLAN TO BE REGISTERED UNDER THE LAND TITLES ACT

PLAN NO. 31295

RECEIVED AND REGISTERED

DATE: MAY 5, 2020

DATE: MAY 11, 2020

TRACY R. ROULE

TRACY R. ROULE  
ONTARIO LAND SURVEYOR

RECEIVED IN RESPECT OF LAND TITLES (PARTIAL) OF TORONTO No. 66

**SCHEDULE**

PART	PART OF LOT	REGISTERED PLAN	PART OF PLAN	AREA SQ. M.
1	5	361	2 (156-36) 21.5	21.5

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS WITH ZONE 18 UNDISTURBED COORDINATES TO BE USED FOR ACCURACY PER SECTION 142 OF O. REG. 216/10

STATION	COORDINATES	
	EASTING	NORTHING
1	311 406.39	4 835 797.80
2	311 384.46	4 835 791.25
022 874 017	311 258.69	4 835 074.02
NEW 022 874 016	311 508.53	4 835 960.28

SPECIFIED CONTROL POINTS WITH ZONE 18 UNDISTURBED COORDINATES TO BE USED FOR ACCURACY PER SECTION 142 OF O. REG. 216/10

STATION	COORDINATES	
	EASTING	NORTHING
1	311 402.29	4 835 022.02
2	311 400.36	4 835 015.26
022 874 017	311 275.56	4 835 076.12
NEW 022 874 016	311 554.43	4 835 184.40

COORDINATES SHOWN CORRECT, IN THESE CASES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE SPACING AND CAN BE CONVERTED TO FEET OR METERS BY THE CORNER SCALE FACTOR OF 0.9899627

**BEARING NOTE:**

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM STATION 022 874 017 E 311 258.676 N 4 835 074.024 AND STATION 022 874 016 E 311 508.531 N 4 835 960.282

AND ARE REFERRED TO THE CENTRAL MERIDIAN 1983 WEST LONGITUDE, ZONE 18, OF THE ONTARIO COORDINATE SYSTEM.

**NOTES:**

DISTANCES SHOWN ON THIS PLAN ARE GRID AND LEVEL DISTANCES, CORNER SCALE FACTOR 0.9899627

- LEGEND**
- M DENOTES SURVEY MONUMENT FOUND
  - C SURVEY MONUMENT SET
  - W HORIZONTAL CONTROL MONUMENT
  - SB STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - B IRON BAR
  - CP COT CROSS
  - RP ROCK POST
  - WT WITNESS
  - OU ORIGIN UNKNOWN
  - MS MEASURED
  - CL CALCULATED
  - ROU ROUSE SURVEYORS INC., O.L.S.
  - P REGISTERED PLAN 361
  - P1 PLAN 669-20476
  - P2 PLAN OF SURVEY BY C.E. DOTTRELL LTD., O.L.S., DATED FEBRUARY 15, 1984
  - P3 PLAN OF SURVEY BY C.E. DOTTRELL LTD., O.L.S., DATED AUGUST 14, 1976
  - P4 PLAN 639-3161
  - P5 SURVEYOR'S REAL PROPERTY REPORT BY ROUSE SURVEYORS INC., O.L.S., DATED SEPTEMBER 26, 2018
  - D1 INSTRUMENT NO. 01477318
  - D2 INSTRUMENT NO. 07819245

**TORONTO TRANSIT COMMISSION**

PLAN OF SURVEY OF  
PART OF LOT 5  
REGISTERED PLAN 361  
CITY OF TORONTO

SCALE 1:150

ROUSE SURVEYORS INC.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON MARCH 6, 2020.

DATE: MAY 5, 2020

TRACY R. ROULE  
ONTARIO LAND SURVEYOR

**ROUSE SURVEYORS INC.**

3151 YONGE STREET, TORONTO, ONT. M4W 2G6

TEL: 416-593-1541 FAX: 416-593-1542

WWW.ROUSE-SURVEYORS.COM

DATE: APR 14, 2020

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



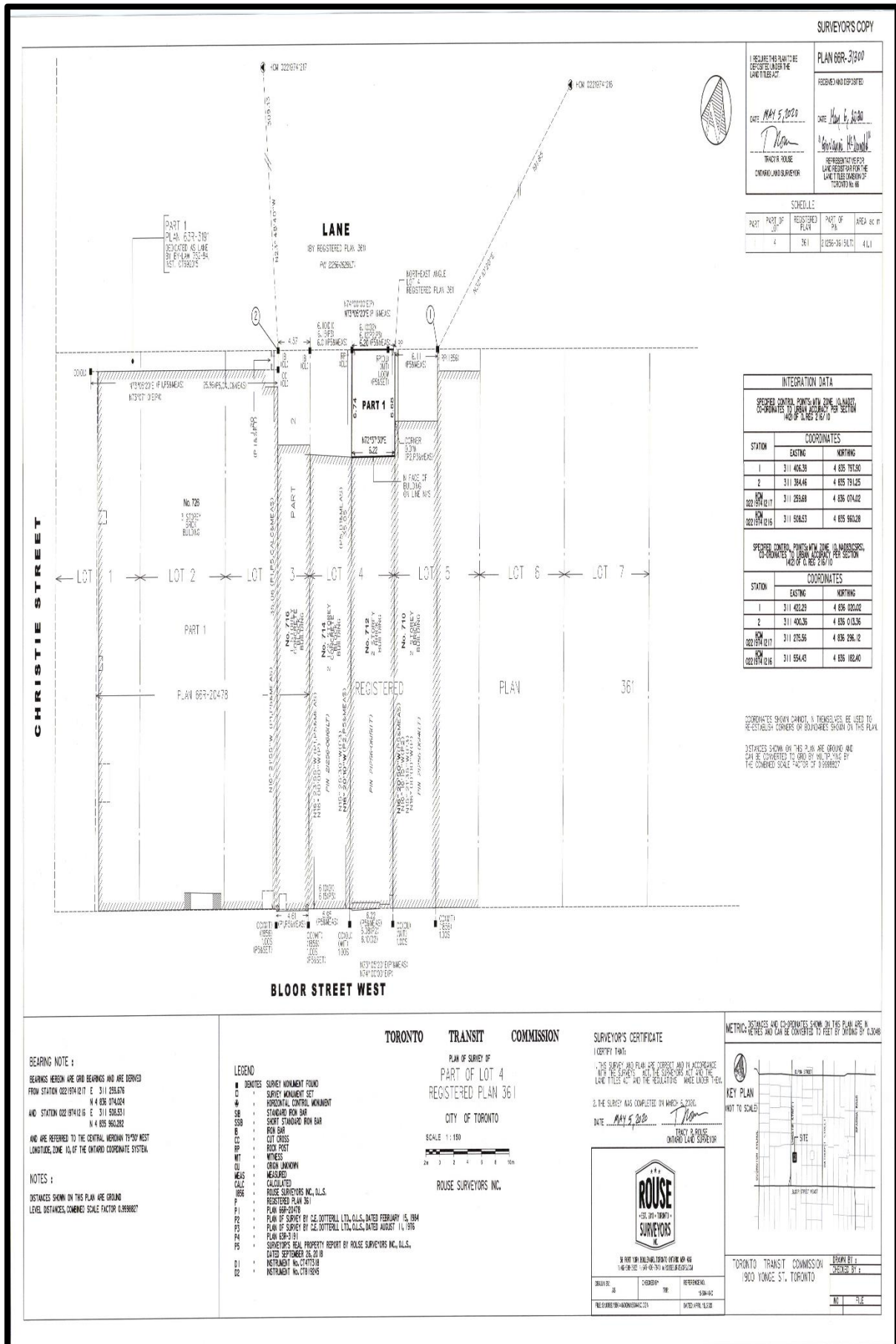
TORONTO TRANSIT COMMISSION  
1900 YONGE ST. TORONTO

DRAWN BY: [Signature]  
CHECKED BY: [Signature]

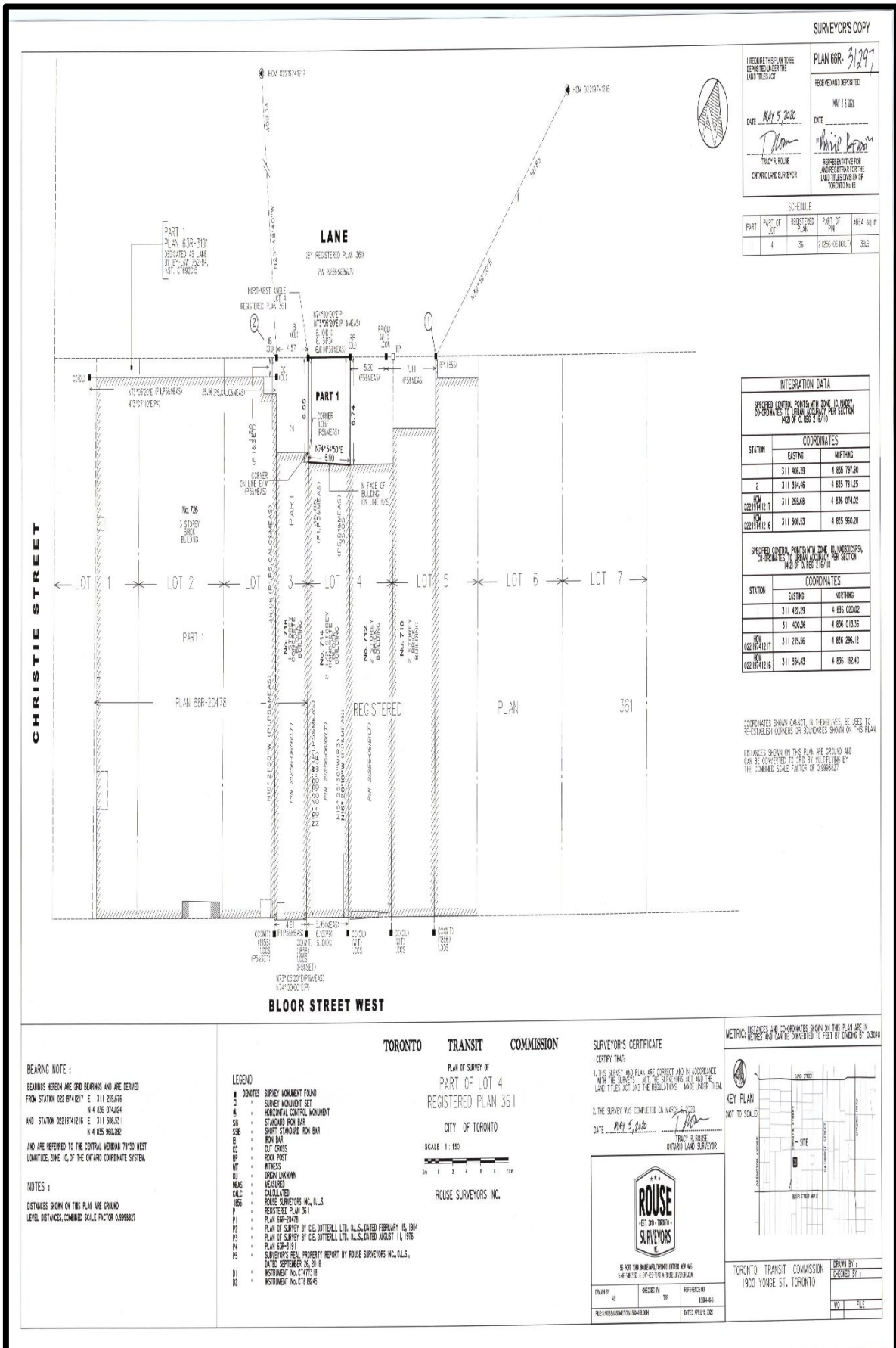
NO FILE



# Reference Plan for 712 Bloor Street West



# Reference Plan for 714 Bloor Street West



SURVEYORS COPY

IF REQUIRED THIS PLAN TO BE REPRODUCED UNDER THE LAND TITLE ACT	PLAN 608-31297
DATE: 04/05/2020	RECEIVED AND REPORTED: NW 12 2020
DATE: 04/05/2020	DATE: 04/05/2020
TRACY A. ROUSE CHIEF OF BUREAU	REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLE ACT AND REG. 2(17) TO (19)

SCHEDULE			
PART	SHEET OF PLAN	REGISTERED PLAN	AREA AC FT
1	4	361	2,659-00 AC FT
			28.6

INTEGRATION DATA		
SPECIFIED CONTROL POINTS WITH ZONE 18 UNDISBURSED COORDINATES TO BE USED TO ESTABLISH CORNERS OF BOUNDS SHOWN ON THIS SECTION		
STATION	EASTING	NORTHING
1	311 406.39	4 858 791.36
2	311 384.46	4 858 793.25
NO 022187412.17	311 258.68	4 858 074.02
NO 022187412.16	311 508.53	4 858 960.28
SPECIFIED CONTROL POINTS WITH ZONE 18 UNDISBURSED COORDINATES TO BE USED TO ESTABLISH CORNERS OF BOUNDS SHOWN ON THIS SECTION		
STATION	EASTING	NORTHING
1	311 422.29	4 858 000.02
2	311 400.36	4 858 013.36
NO 022187412.17	311 275.56	4 858 236.12
NO 022187412.16	311 584.43	4 858 982.40

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES, CORRECTED SCALE FACTOR 0.9998027