

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

TRACKING NO.: 2021-289

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

Prepared By:	Miles Argue	Division:	Corporate Real Estate Management
Date Prepared:	October 15, 2021	Phone No.:	(416) 397-7522

Purpose	To obtain authority to convey a permanent easement interest (the "Easement") from the City of Toronto (the "City") to Toronto Hydro-Electric Systems Limited ("THESL") in, over, along and upon the Property (as hereinafter defined) for, <i>inter alia</i> , the installation, operation, maintenance, and repair of power and service wires in connection with the transmission and/or distribution of electricity, and all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment as THESL, acting reasonably, may at any time deem requisite.
Property	The property is 1.2 square meter portion of a 0.3m strip of land running along the westerly limit of Birchmount Road, abutting Scarborough Grace Hospital. The property is legally described as Part of Block H on Plan 66M1821 and designated as Part 2 on 66R-31685, City of Toronto (formerly Scarborough), being part of PIN 06115-0101 (LT), and shown on Location Map attached hereto as Schedule "A" (the "Property").
Actions	1. Authority be granted for the City to convey the Easement to THESL, substantially on the terms and conditions outlined herein, and on such amended and/or other terms as may be acceptable to the Manager, Real Estate Services, and in a form satisfactory to the City Solicitor.
Financial Impact	The City will receive revenue in the amount of \$975.00 (exclusive of HST and applicable taxes and fees), less closing costs and usual adjustments. Proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction. The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.
Comments	THESL has requested a permanent easement from the City over the Property to accommodate critical service requirements, being the installation of underground distribution lines currently under construction in order to provide critical service upgrades to Scarborough Grace Hospital located at 3030 Birchmount Road. The Easement was declared surplus pursuant to the delegated authority contained in Article 1 of Toronto Municipal Code Chapter 213, Real Property (DAF Tracking No. 2021-260) The terms and conditions of the easement agreement is considered fair, reasonable and reflective of market value. It is acceptance, substantially on the terms and conditions outlined below.
Terms	Easement Purchase Price: \$975.00 plus HST City's rights: The City shall have the right to use and enjoy the surface of the easement lands The City shall not, without the prior written consent of THESL, place or erect on the easement lands any building, structure or fence and shall not excavate, alter the grading, drill, install thereon any pit, well, foundation and/or pavement which will obstruct or prevent the exercise and enjoyment by THESL of its rights under the Temporary Easement Insurance: \$5,000,000 per occurrence of Commercial General Liability Insurance to be maintained by THESL.

Property Details	Ward:	22 – Scarborough Agincourt
	Assessment Roll No.:	n/a
	Approximate Size:	0.3m x 4m
	Approximate Area:	1.2 m2 ± (12.91 ft2 ±)
	Other Information:	

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 type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input checked="" 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:	Nick Mantas	Councillor:	
Contact Name:	Nick Mantas/Joanne Fusillo Adema	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 Objection (2021.10.04)	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	
Contact Name:	Lukasz Pawlowski	Contact Name:	
Comments:	Comments Incorporated (2020.08.06)	Comments:	

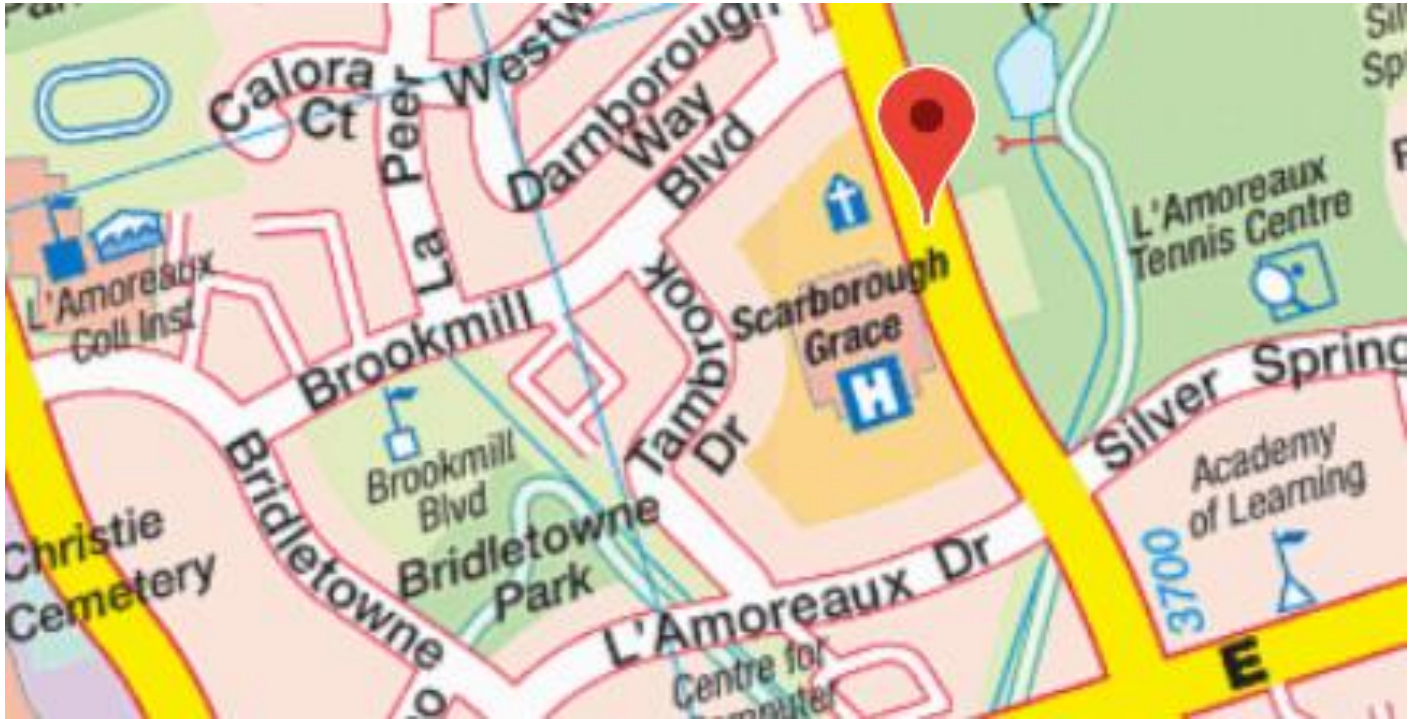
Legal Services Division Contact

Contact Name:	Stefan Radovanovich (2-8571)
---------------	------------------------------

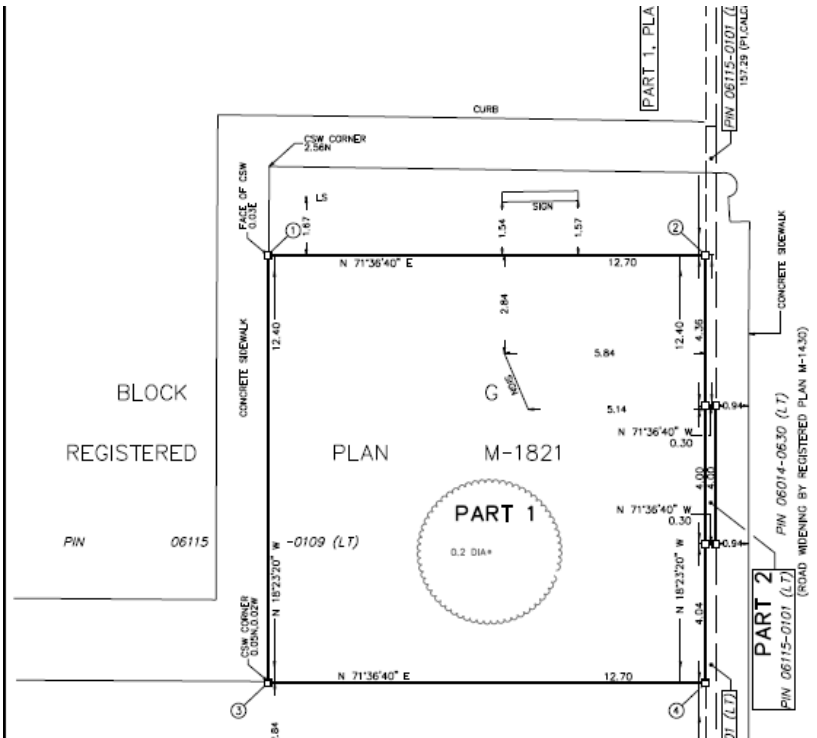
DAF Tracking No.: 2021-289	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	Nov. 9, 2021	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Scott Delahunt	Nov. 9, 2021	Signed by Scott Delahunt
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

SCHEDULE "A" - LOCATION MAP & REFERENCE PLAN

Location Map



Excerpt from Reference Plan 66R-31685



SCHEDULE				
PART	PART OF BLOCK	PLAN	PART OF PIN	AREA (sq.m.)
1	G	M-1821	06115-0109 (LT)	157.5
2	H		06115-0101 (LT)	1.2

PLAN OF SURVEY OF
 PART OF BLOCKS G AND H
 REGISTERED PLAN M-1821
 CITY OF TORONTO
 (FORMERLY IN THE CITY OF SCARBOROUGH)
 SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100
 J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 10, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999890.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 10, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	320 183.37	4 851 484.37	
ORP (B)	320 232.69	4 851 335.04	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			