

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

TRACKING NO.: 2022-041

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

Prepared By:	Jackie Brown	Division:	Legal File No.:2600.700.3126.21
Date Prepared:	February 18, 2022	Phone No.:	416-338-1257

Purpose	To consent to the partial release of the following Instruments: (1) EB241399, being a Storm Sewer Connection Agreement, registered on January 26, 1961; (2). EB201808 being a Development Agreement, registered on July 23, 1958 from the lands described as part of part Lot 8, Concession A Clergy Block, designated as Parts 10 and 11 on Plan 66R-32085, being part of PIN 07300-0109 (LT) (the "Road Widening Lands"); (3) AT1189073, being a Section 37 Agreement, registered on July 5, 2006; (4) AT2992913, Amending Section 37 Agreement, registered on April 18, 2012; (5) AT2468902, being a Site Plan Agreement, registered August 5, 2010; and (6) AT3006500, being a Amending Site Plan Agreement, registered on May 2, 2012 from the lands described as part Lot 8, Concession A Clergy Block, designated as Part 1 on Plan 66R-32085, being part of PIN 07300-0107(LT) (the "Lane Widening Lands"). 1 to 6 collectively are hereinafter referred to as the "Agreements". The Road Widening Lands and the Lane Widening Lands are hereinafter referred to as the "Widening Lands".
Property	60 Central Parkway, frontages of 15 Cordova Avenue & 1286-1294 Islington
Actions	1. To consent to the partial release of the Agreements from Widening Lands.
Financial Impact	There is no financial impact.
Comments	The previous owners entered into the Agreements with the City in connection with a development at the time. The Agreements are registered against title to the Widening Lands, together with other lands, collectively Parts 1, 2, 6 to 11, respectively, on Plan 66R-32085 (the "Original Lands"). As a result of a redevelopment of the Original Lands and to satisfy a condition of the Committee of Adjustment Decision B0038/20EYK, the owner is required to convey the Widening Lands to the City for lane and road widening purposes. Therefore, in order to convey clear title to the City, and as the Agreements do not pertain to the Widening Lands, it is appropriate to consent to the partial release of the Agreements from the Widening Lands. The Agreements will remain registered on title to its respective remainder of the Original Lands being Parts 2, and 6 to 9, respectively, on Plan 66R-32085 (the "Retained Lands")
Terms	<p>Angela Stea, Planner, City Planning Division, Etobicoke & York, confirmed by email dated February 4, 2022, that as the Agreements do not pertain to the Widening Lands, it is appropriate to consent to the partial release of the Agreements from the Widening Lands.</p> <p>Sandra C. Rojas, Consultant Engineer, Engineering and Construction Division in consultation with Toronto Water confirmed by email dated January 12, 2022, that as the Agreements do not pertain to the Widening Lands, it is appropriate to consent to the partial release of the Agreement from the Widening Lands.</p> <p>The Agreements will remain registered on title to the Retained Lands.</p>

Property Details	Ward:	
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	
	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 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 checked="" 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:
<ul style="list-style-type: none"> • 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:
<ul style="list-style-type: none"> • 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:		Councillor:	
Contact Name:		Contact Name:	
Contacted by:	Phone	E-Mail	Memo
			Other
Comments:		Comments:	
Consultation with Divisions and/or Agencies			
Division:	Engineering & Construction Division	Division:	Planning Division
Contact Name:	Sandra C. Rojas	Contact Name:	Angela Stea
Comments:	No Objection	Comments:	No Objection
Legal Services Division Contact			
Contact Name:			

DAF Tracking No.: 2022- 041	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Director, Real Estate Law Ray Mickevicius	Feb. 25, 2022	Signed by Ray Mickevicius
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb. 25, 2022	Signed by Alison Folosea