

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

TRACKING NO.: 2022-035

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

Prepared By:	Susan Kemp	Division:	Legal File No. 2600-755-3120-2021
Date Prepared:	February 14, 2022	Phone No.:	416-397-5352

Purpose	To consent to the release of the following: (1) Instrument Number AT5657515, being a Turning Circle Easement, registered on February 23, 2021 from the lands described as Blocks 22 and 23, Plan 66M-2579, being PIN's 06296-0270(LT) and 06296-0271(LT) (the "Property 1"); and Instrument Number AT5657516, being a Sewer Easement, registered on February 23, 2021 (collectively the "Easements") from the lands described as Blocks 16, 17, 19 to 22, 26, 28, 31 and the Street named Akil Thomas Gardens, Plan 66M-2579, being PIN's 06296-0264(LT), 06296-0265(LT), 06296-0267 to 0270(LT), inclusive, 06296-0274(LT), 06296-0276(LT), 06296-0279(LT) and 06296-0284(LT) (the "Property 2"). Property 1 and Property 2 are hereinafter collectively referred to as the "Property".										
Property	Subdivision Plan 66M2579, Toronto										
Actions	To consent to the release of the Easements from the Property.										
Financial Impact	There is no financial impact.										
Comments	The temporary Easements were entered into with the City, in connection with the planned development on the Property at the time. The owner has since entered into a new subdivision agreement, for a redevelopment of the Property, which agreement puts in place new services. The new subdivision agreement was registered as Instrument Number AT5914615 on November 18, 2021 (the "Subdivision Agreement"). Therefore, as the Easements have been superseded by the Subdivision Agreement, it is appropriate to release the Easements from the Property.										
Terms	<p>Paul Zuliani, Director, City Planning, Scarborough District, in consultation with Mark Piel, Solicitor, Legal Services Division, Planning & Administrative Tribunal Law Section, confirmed by email dated January 24, 2022, that as the Zoning and Plan of Subdivision applications have been approved by Council for the redevelopment of the lands, City Planning has no objection to the release of the Easements from the Property.</p> <p>Pezhman Imani, Senior Engineer, Development Engineering, Scarborough District, confirmed by email dated December 20, 2021, that as Brockley Road extension to Midland Avenue has already been constructed and the new sewer has been built and functions as intended to the sewer system in Midland Avenue the Easements are no longer required. Engineering & Construction Services has no objection to the release of the Easements from the Property.</p> <p>Amy Winterhalt, Manager, Toronto Water, confirmed by email dated January 10, 2022 that Toronto Water concurs with Development Engineering, and has no objection to the release of the Easements from the Property.</p> <p>Bruno Iozzo, Corporate Real Estate Management, has confirmed by email dated February 11, 2022 that, given that these easements were agreed to be temporary in nature, and the implementation of the related services has occurred, the release can proceed at nominal value.</p>										
Property Details	<table border="1"> <tr> <td>Ward:</td> <td></td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>	Ward:		Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	
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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:	City Planning	Division:	Development Engineering Engineering & Construction Services
Contact Name:	Paul Zuliani, Director	Contact Name:	Pezhman Imani
Comments:	No Objection	Comments:	No Objection
Legal Services Division Contact			
Contact Name:	Susan Kemp		

DAF Tracking No.: 2022-035	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Director, Real Estate Law Ray Mickevicius <input type="checkbox"/> Approved by:	Feb. 16, 2022	Signed by Ray Mickevicius
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb. 17, 2022	Signed by Alison Folosea