

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

Prepared By:	Glenn Zeta	Division:	Corporate Real Estate Management
Date Prepared:	April 7, 2022	Phone No.:	416-338-7612
Purpose	To obtain authority to execute a Consent Letter as required by Toronto Building, for the City (as owner) to consent to installation of a tie back/ rock anchor system in association with shoring/ excavation works, in accordance with the terms and conditions of the Tieback and Shoring License Agreement between City of Toronto (as licensor) and 2500 Yonge Street Limited (the "Licensee") dated as of April 11, 2022 (the "Tie back Agreement"), with the tie backs to be located as shown on Schedule C to the Tie Back Agreement.		
Property	A portion of City-owned land municipally known as 20 Castlefield Avenue and 565 Duplex Avenue, legally described as part of LT 3 – 4 RANGE 4 PL 734 NORTH TORONTO; PT LT 1-2, 5 RANGE 4 PL 734 NORTH TORONTO AS IN EO80219, EO87292, CA245508; CITY OF TORONTO, and shown as Part 2 on the draft reference plan attached as Schedule "B" (the "Properties")		
Actions	1. Authority be granted to execute a Consent Letter as required by Toronto Building on the terms and conditions determined by the Director of Real Estate Services, and in a form acceptable to the City Solicitor;		
Financial Impact	There is no financial impact. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	As authorized by GL12.13, adopted by City Council on May 28, 2020, the City entered into a Minutes of Settlement Agreement with the Licensee with respect to City-owned 20 Castlefield and 565 Duplex Avenue. As part of the settlement, the City (as licensor) will enter into a temporary Tie-back Agreement with the Licensee, in accordance with the City's standard form temporary Tie-back and Shoring Agreement, with indemnification and release in favor of the City, and without any further consideration for encumbering the City's property rights, in order for the development to be constructed. Toronto Building requires the City, as owner, to consent to the installation of the tie back/rock anchor system.		
Terms	N/A		
Property Details	Ward:	8 – Eglinton-Lawrence	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	673.55 m ² ± (7,250 ft ²)	
	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"/> I 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"/> I 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"/> 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 checked="" 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 (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers 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:	Mike Colle	Councillor:	
Contact Name:	Linda McCarthy	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:	Concurred – April 7, 2022	Comments:	

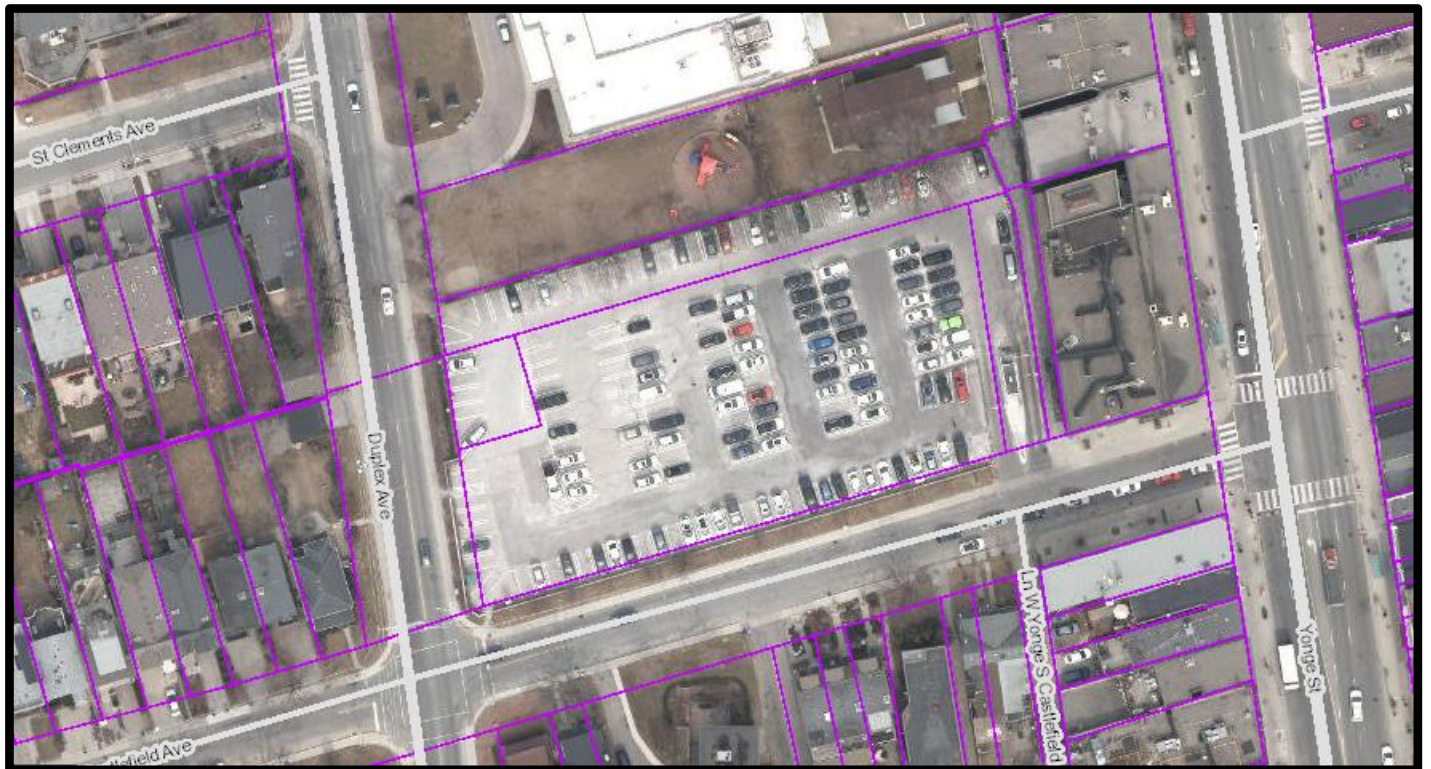
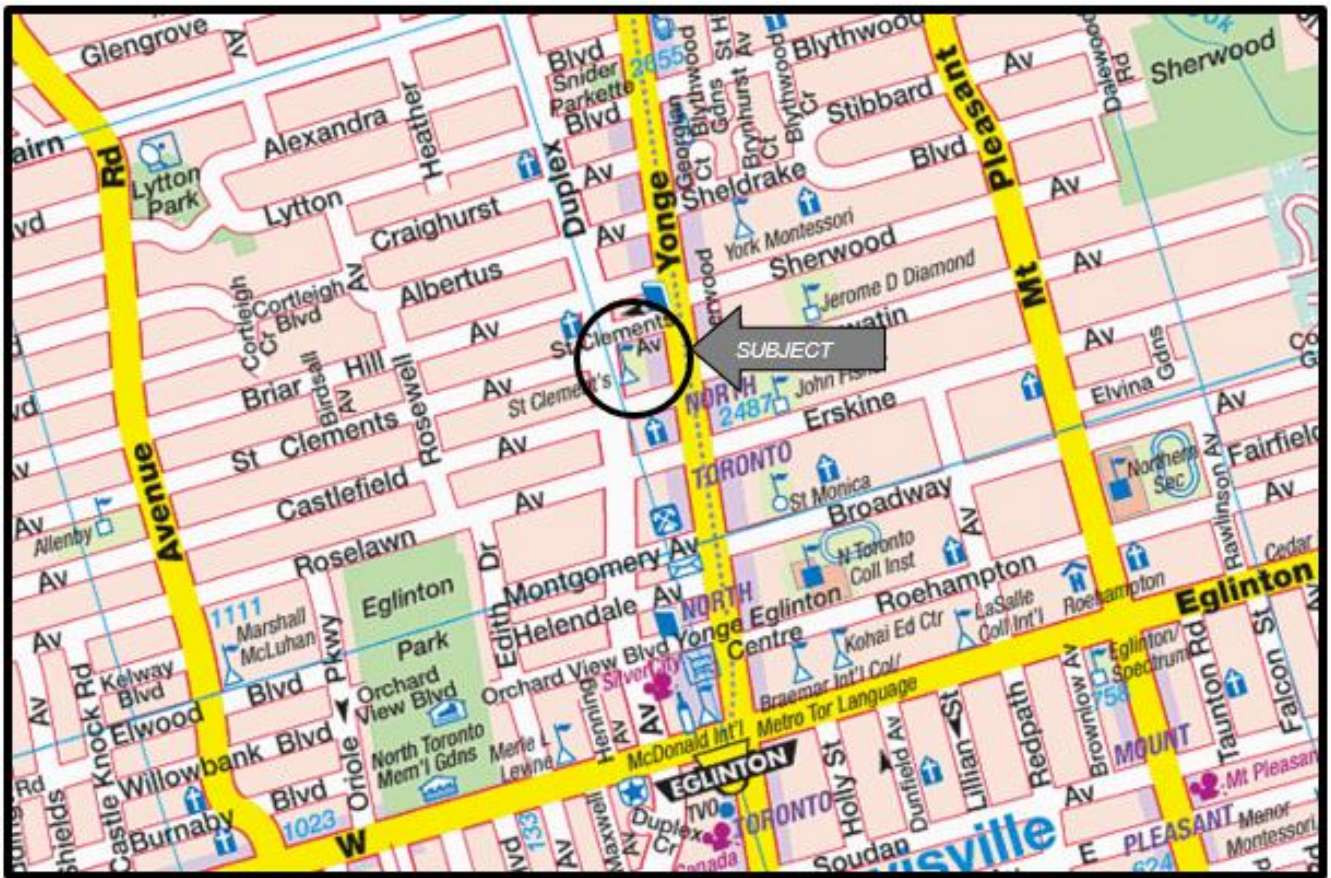
Consultation with Divisions and/or Agencies

Division:	TPA/PF&R	Division:	Financial Planning
Contact Name:	Patricia Pearsal-Mills/Brian Majcenic	Contact Name:	Ciro Tarantino
Comments:	Concurred – April 7, 2022	Comments:	Comments Incorporated – April 7, 2022

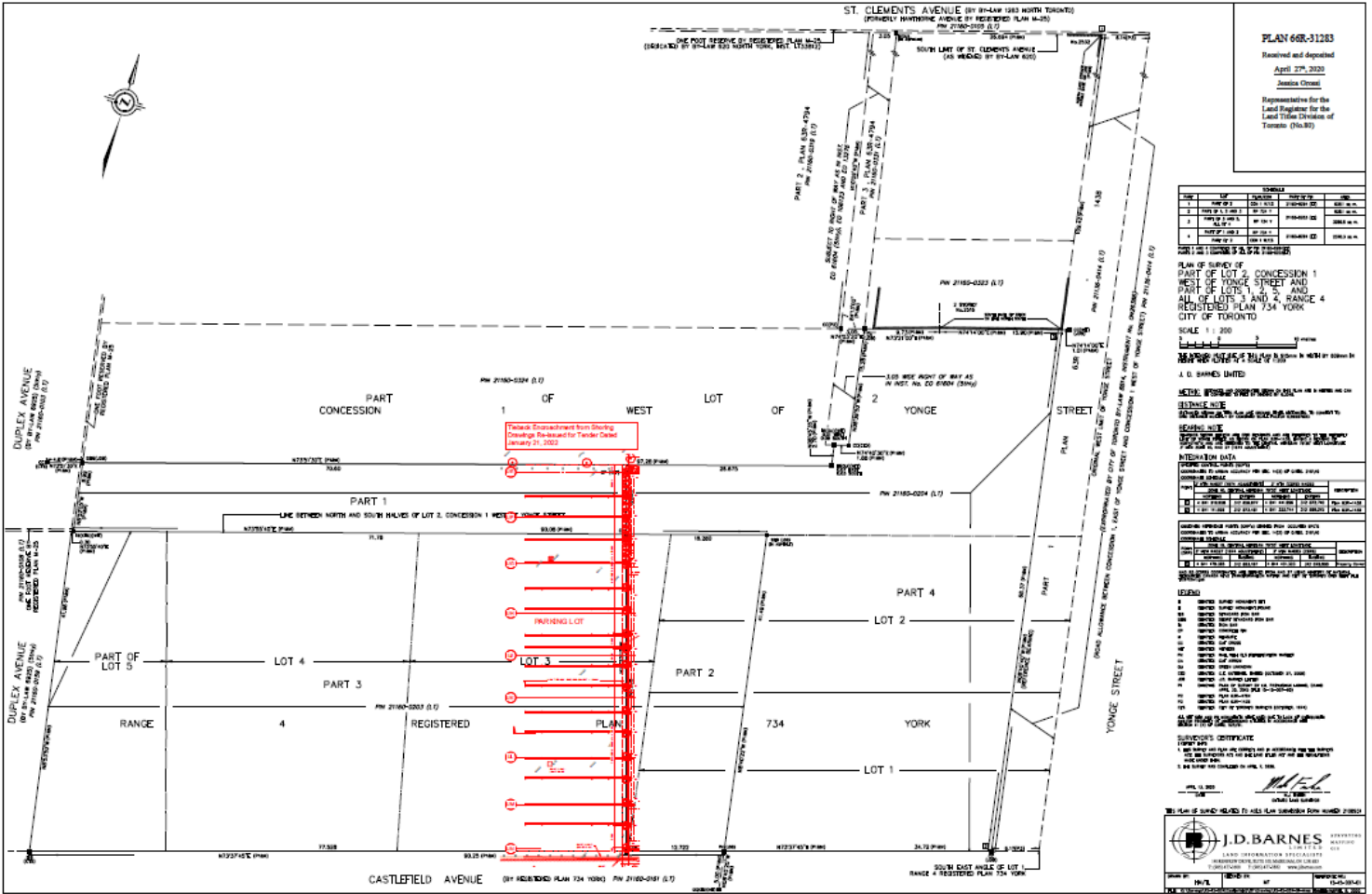
Legal Services Division Contact

Contact Name:	Soo Kim Lee
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DAF Tracking No.: 2022-094	Date	Signature
<input type="checkbox"/> Recommended by: Manager, Real Estate Services <input type="checkbox"/> Approved by: Vinette Prescott-Brown	April 7, 2022	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by: Director, Real Estate Services	April 7, 2022	Signed by Alison Folosea



Schedule B – Shoring Plan



PLAN 66R-31283
 Received and deposited
 April 27th 2022
 Jessica Orland
 Representative for the
 Land Registrar for the
 Land Title Division of
 Toronto (No.87)

NO.	DATE	DESCRIPTION	BY
1	2022-04-27	REGISTERED	JDO
2	2022-04-27	REGISTERED	JDO
3	2022-04-27	REGISTERED	JDO
4	2022-04-27	REGISTERED	JDO

PLAN OF SURVEY OF
 PART OF LOT 3, CONCESSION 1
 WEST OF YONGE STREET AND
 PART OF LOTS 1, 2 AND
 ALL OF LOTS 3 AND 4, RANGE 4
 REGISTERED PLAN 734 YORK
 CITY OF TORONTO

SCALE: 1:200
 0 1 2 METERS

A. O. BARNES LIMITED
 1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1W7
 TEL: (416) 291-1111 FAX: (416) 291-1112

DATE: 2022-04-27
 DRAWN BY: JDO
 CHECKED BY: JDO
 APPROVED BY: JDO

INTERFERING DATA
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