

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

TRACKING NO.: 2022-163

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management
Date Prepared:	July 12, 2022	Phone No.:	(416) 392-8160

Purpose	To obtain authority for the City to enter into a licence (the "Licence") with Metrolinx for the purposes of all works and uses in connection with the construction of the Ontario Line Project (the "Project"), including, without limitation, to occupy, enter, and re-enter on, over, across and through the Licensed Area with all Authorized Users, vehicles, materials, machinery and equipment for general construction purposes associated with the Project including but not limited to staging and laydown and all related work.
Property	A part of the property municipally known as 50 Queen Street West (the "Property"), being Part of Lot 12 on Registered Plan 6A, Part of PIN 21097-0093(LT), shown as Part 1 on 66R-32413 as Appendix "A" (the "Licenced Area").
Actions	1. Authority be granted to enter into the Licence with Metrolinx, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	There is no financial impact, the Licence will be for nominal consideration. Recommendation No. 3 from EX28.12 provides authority for the City to transact with Metrolinx for nominal consideration, provided that the Licence is at no net operating cost to the City, the Licenced Area isn't required for current or future operations, and subject to existing easements and third party utility rights. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.
Comments	At its meeting held on December 15, 2021, City Council adopted EX28.12 which authorized the City and the Toronto Transit Commission to enter into the Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs with Metrolinx. The General Terms and Conditions for Real Estate Protocol for Property Acquisitions and Dispositions Relating to Subway Projects in the City of Toronto (the "RE Protocol"), was executed on June 16, 2022. The purpose of the RE Protocol is to provide a clear process for the parties to follow relating to the acquisition, ownership and disposition of real property between the parties, both temporary and permanent interests, required for the Subway Program, Ontario Line and North Subway Extension. The City has asked Metrolinx to temporarily convert Albert Street to a two-way street. The Licenced Area is required for road widening purposes in order to accommodate the turning radius of Wheel Trans Vehicles.
Terms	Term: Five (5) years, commencing August 1, 2022, with one (1) option to extend for a period of four (4) years, upon six (6) months prior written notice to the City. Fee: \$2.00 per annum, plus HST

Property Details	Ward:	13 – Toronto Centre
	Assessment Roll No.:	1904-06-6-090-00100
	Approximate Size:	6.5 m x 4.9 m ± (21.33 ft x 16.08 ft ±)
	Approximate Area:	15.9 m ² ± (171.15 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"/> (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 checked="" 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 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 (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:	Robin Buxton Potts	Councillor:	
Contact Name:	Robin Buxton Potts	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 objections	Comments:	

Consultation with Divisions and/or Agencies

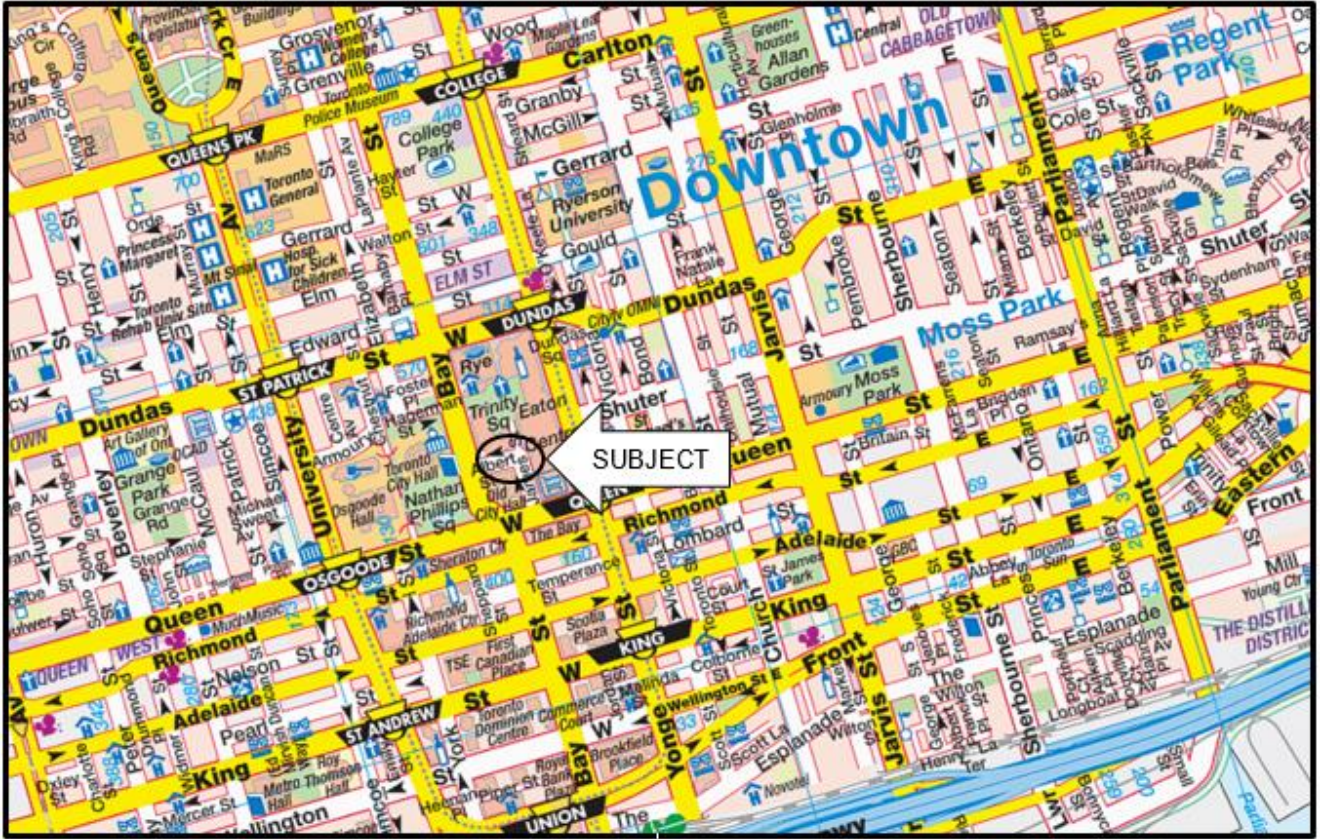
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Saikat Basak	Contact Name:	Filisha Jenkins
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF

Legal Services Division Contact

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2022-163	Date	Signature
Concurred with by: Manager, Real Estate Services Susan Lin	July 13, 2022	Signed by Susan Lin
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vnette Prescott-Brown	July 13, 2022	Signed by Vnette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

Appendix "A": Location Map and R-Plan



SCHEDULE				
PLAN	LIT	PLAN	PLAN	AREA (sqm.)
REGISTERED	PLAN NO.	REGISTERED	PART OF (11081-00333)	15.0
1	PART OF 12			

PLAN 66R-32413
 Received and deposited
 February 4, 2022
 John Laporte
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Toronto (No.80)

LEGEND

- INDICATES SURVEY MONUMENT SET
- INDICATES SURVEY MONUMENT FOUND
- OC INDICATES OUT CROSS
- OCF INDICATES CONCRETE FIN
- OU INDICATES OPEN UNFINISHED
- SCP INDICATES SURVEY CONTROL POINT
- HT INDICATES HEIGHT
- 1017 INDICATES CALLS WEST O.C.'S
- PLAN INDICATES PROPERTY SURVEY NUMBER
- R.A. INDICATES REGISTERED PLAN
- B INDICATES BOUNDARY
- M INDICATES MEASURED
- S INDICATES SET
- P1 INDICATES PLAN 66R-32024
- P2 INDICATES PLAN 63841-174

**PLAN OF SURVEY
 OF PART OF
 LOT 12
 REGISTERED PLAN 6A
 IN THE
 CITY OF TORONTO**

SCALE 1 : 400 (METRIC)

THE INTENDED PLOT SIZE OF THE PLAN IS 757sqm IN WIDTH
 BY 507sqm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

J. ANDREW SMITH
 ONTARIO LAND SURVEYOR

NOTES

- 1. DIMENSIONS ARE GIVEN DERIVED FROM SURVEYED CONTROL POINTS 302020023 AND 302020024, WITH 10 MATH TRANSFORMATIONS-2010.0.
- 2. ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
- 3. THE 10' BUFFER IS AT RIGHT ANGLES TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
- 4. DIMENSIONS ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CONVERSION SCALE FACTOR OF 0.9999.

INTEGRATION DATA

SURVEYED CONTROL POINTS (GCP'S) QUAD 202		MATH-10 TRANSFORMATIONS-2010.0 ADJUSTMENT	
POINT ID	NORTHING	EASTING	
SCP 302020023	483472.426	314291.373	
SCP 302020024	483446.507	314337.479	
PLAN COORDINATES, Q12020 GCS			
MATH-10 TRANSFORMATIONS-2010.0 ADJUSTMENT			
1	483446.503	314298.015	
2	483446.803	314411.541	

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

SURVEYOR'S CERTIFICATE

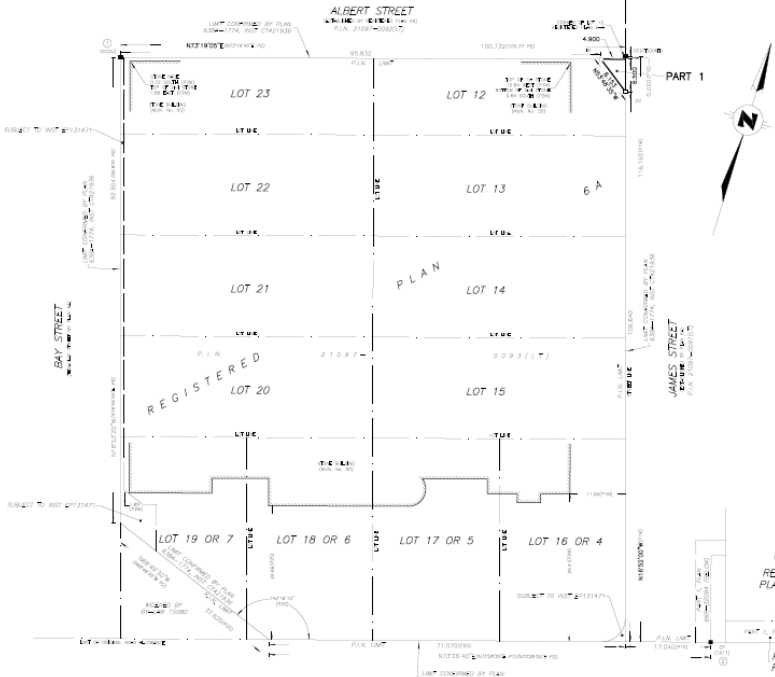
- 1. I HEREBY CERTIFY:
- (1) THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- (2) THE SURVEY WAS COMPLETED ON THE 2nd DAY OF FEBRUARY, 2022.

FEBRUARY 3, 2022
 DATE
 J. ANDREW SMITH
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A35 PLAN SUBMISSION FORM NUMBER 2105466.

Callon Dietz INCORPORATED
 ONTARIO LAND SURVEYORS
 CALLETON PLACE, LONDON, NORTH BAY
 41-187-1111

DATE: 01/20/22 DRAWN BY: RLE PLAN: 66R-32413 LIT: 12-1000



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