

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

**TRACKING NO.: 2023-068**

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

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management
Date Prepared:	March 2, 2023	Phone No.:	437-991-8040

<b>Purpose</b>	To obtain authority to enter into a construction crane swing licence agreement (the "Licence") with Bloor Riverview Residences Corporation (the "Licensee") to facilitate the construction of a 12-storey residential tower at 2442-2454 Bloor Street West (the "Development").
<b>Property</b>	Above-ground portion of the property municipally known as 17 Riverview Gardens, Toronto, having an area of approximately 3,444 square feet (the Licensed Area") as shown in Appendix "B".
<b>Actions</b>	1. Authority be granted to enter into the License with the Licensor, 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.
<b>Financial Impact</b>	<p>The City will receive a one-time license fee revenue of \$40,000 (plus HST) over the twelve (12) month term of the license agreement.</p> <p>Revenues will be directed to the 2023 Council Approved Operating Budget for Toronto Parking Authority (TPA) through direct deposit.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
<b>Comments</b>	<p>17 Riverview Gardens is being operated as municipal parking lot under the operational management of Toronto Parking Authority. The Licensee requested permission to swing a crane over the Licensed Area to facilitate the Development for a term of twelve (12) months commencing on March 3, 2023. The Licensed Area shall be at no less than forty (40) feet above ground.</p> <p>City staff consider the proposed Licence to be fair, reflective of market value, and reasonable to both parties.</p>
<b>Terms</b>	See Appendix "A".

<b>Property Details</b>	<b>Ward:</b>	Ward 4- Parkdale-High Park
	<b>Assessment Roll No.:</b>	1914081040002010000
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	340 m <sup>2</sup> ± (3,444 ft <sup>2</sup> ±)
	<b>Other Information:</b>	At no less than 40 feet above ground

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Ward 4- Parkdale-High Park	Councillor:	
Contact Name:	Gord Perks	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 Issues	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Toronto Parking Authority	Division:	<b>Financial Planning</b>
Contact Name:	Mina Shirk	Contact Name:	Filisha Jenkins
Comments:	No issues	Comments:	No issues

**Legal Services Division Contact**

Contact Name:	Shahab Siddiqui
---------------	-----------------

DAF Tracking No.: 2023-068	Date	Signature
Concurred with by: <b>Acting Manager, Real Estate Services Leila Valenzuela</b>	March 2, 2023	Signed by Leila Valenzuela
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Ronald Ro</b>	March 3, 2023	Signed by Ronald Ro
<input checked="" type="checkbox"/> Approved by:		

## Appendix "A"

### Major Terms and Conditions

**Licensor:** City of Toronto

**Licensee:** Bloor Riverview Residences Corp.

**Licensed Premises:** 17 Riverview Gardens

**Licensed Area:** Approximately 320 square meters or 3,444 square feet at no less than forty (40) feet above ground

**License Fee:** \$40,000 plus HST for the Term.

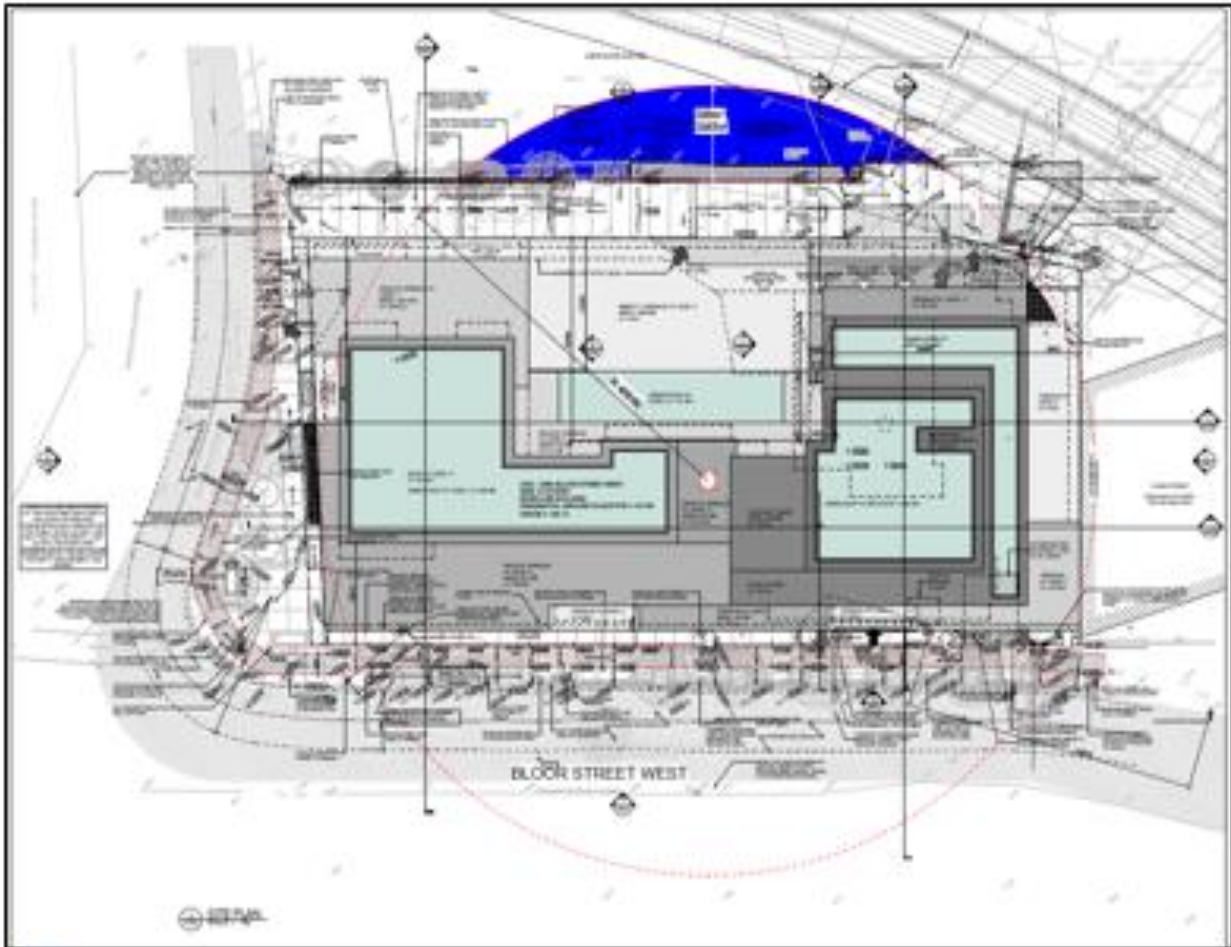
**Term:** 12 months, commencing on March 3, 2023.


**Termination:** If the Licensee fails to remedy default of the agreement within five (5) business days of receiving a written notice of the default from the City, the City may suspend the rights granted until the Licensee remedies the default upon written notice to the Licensee.

**Use:** To permit the Licensee to swing a construction crane over the Licensed Area to facilitate construction of the Development.

**Insurance:** The Licensee shall, at its sole cost and expense, take out and maintain in full force and effect, at all times throughout the Term, comprehensive general liability insurance in an amount of not less than Twenty Million Dollars (\$20,000,000.00) per occurrence.

### APPENDIX "B" Location Map and Licensed Area



 Licensed Area (at no less than forty (40) feet above ground)