

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

TRACKING NO.: 2023-098

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

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| Prepared By: | Jack Harvey | Division: | Corporate Real Estate Management |
| Date Prepared: | March 27, 2023 | Phone No.: | (416) 397-7704 |

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| Purpose | Seek authority to execute and deliver a new Transfer for a strip of land at the rear of 217 Chaplin Crescent to the current owners of 217 Chaplin Crescent, reserving an easement in favour of the City for sewer purposes, for the nominal sum of \$1.00. |
| Property | Vacant land at the rear of the property municipally known as 217 Chaplin Crescent, being part of Lot 162, Plan 2350, Toronto, as in FH18306 (Thirdly), City of Toronto, being all of PIN 21180-0502 (LT) |
| Actions | 1. Authority be granted to execute and deliver a new Transfer of the strip of land at the rear of 217 Chaplin Crescent to the current owners of 217 Chaplin Crescent, reserving an easement in favour of the City for sewer purposes, for the nominal sum of \$1.00. |
| Financial Impact | There is no financial impact resulting from the approval of this DAF. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section. |
| Comments | <p>In 1946, The Corporation of the Village of Forest Hill expropriated certain lands for sewer purposes, including a strip of land at the rear of 217 Chaplin Crescent. Pursuant to Clause 11 of Board of Control Report No. 27, as adopted by City Council at its meeting held on June 18, 1969, City Council authorized the conveyance of the strip of land at the rear of 217 Chaplin Crescent to Mr. and Mrs. Frederick V. Atkinson, for the nominal sum of \$1.00, subject to the reservation by the City of an easement for sewer purposes. By an Indenture (i.e. a Deed) dated September 3, 1969, The Corporation of the City of Toronto conveyed the strip of land at the rear of 217 Chaplin Crescent to the registered owners of 217 Chaplin Crescent, Frederick Valentine Atkinson and Itta Atkinson, as joint tenants. It appears, however, that the Atkinsons never registered the Indenture in the Land Registry Office.</p> <p>Accordingly, in 2002, when title to the strip of land at the rear of 217 Chaplin Crescent was converted to the Land Titles system, The Corporation of the Village of Forest Hill, rather than the Atkinsons, was certified as the registered owner. In 2002, Frederick Atkinson died and Itta Atkinson became the sole owner of 217 Chaplin Crescent by right of survivorship. In 2018, Itta Atkinson transferred title to 217 Chaplin Crescent to Itta Atkinson, as to a 99% share, and to Leslie Atkinson, as to a 1% share, as tenants in common. In 2021, Itta Atkinson died and Leslie Atkinson was appointed Estate Trustee for the Estate of Itta Atkinson.</p> <p>Given the passage of time, the conversion of the strip of land to the Land Titles system, and the death of both of the prior owners of 217 Chaplin Crescent, the 1969 Indenture can no longer be registered on title. To correct the title to the strip of land that was previously conveyed by the City, the Estate of Itta Atkinson has requested that the City execute and deliver a new Transfer to the current registered owners of 217 Chaplin Crescent.</p> |
| Terms | N/A |

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| Property Details | Ward: | 12 Toronto-St. Paul's |
| | Assessment Roll No.: | N/A |
| | Approximate Size: | 10.7 m x 4.3 m (35 ft x 14 ft) |
| | Approximate Area: | 46 m ² (490 ft ²) |
| | Other Information: | N/A |

| 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 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 checked="" 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)

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| Councillor: | Josh Matlow | Councillor: | |
| Contact Name: | Andrew Athanasiu | Contact Name: | |
| Contacted by: | Phone <input type="checkbox"/> E-Mail <input checked="" 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 objection as of March 28, 2023 | Comments: | |

Consultation with Divisions and/or Agencies

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| Division: | N/A | Division: | Financial Planning |
| Contact Name: | N/A | Contact Name: | Filisha Jenkins |
| Comments: | N/A | Comments: | Approved March 28, 2023 |

Legal Services Division Contact

Contact Name: Jacqueline Vettorel

| DAF Tracking No.: 2023-098 | Date | Signature |
|--|---------------|------------------------|
| <input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Abdulle Elmi | April 4, 2023 | Signed by Abdulle Elmi |
| <input type="checkbox"/> Approved by: | | |
| <input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Graham Leah | April 5, 2023 | Signed by Graham Leah |