

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2023-005

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

Prepared By:	Devi Mohan	Division:	Corporate Real Estate Management
Date Prepared:	July 26, 2023	Phone No.:	(437) 991 8168
<b>Purpose</b>	To obtain authority to enter into a licence agreement with KT HOUSING NOW SIX POINTS LP by its general partner KT HOUSING NOW SIX POINTS GP INC. (the " <b>Licensee</b> ") with respect to the property municipally known as 5207 Dundas Street West for the purposes of borehole drilling and monitoring well installations for environmental geotechnical and hydrogeological investigation (the " <b>Licence Agreement</b> ").		
<b>Property</b>	The property is municipally known as 5207 Dundas Street West, Toronto, legally described as Part 7, Plan 66R-31942, being Part of Kipling Avenue, as permanently closed by by-law 41-2021 registered as Instrument No. AT5748917 and Part of Lot 15, First Meridian Concession, Toronto, being part of PIN 07533-0027(LT); Part 8, Plan 66R-31942, being Part of Lot 15, First Meridian Concession, Toronto, being part of PIN 07533-0028(LT); Part 14, Plan 66R-31942, being Part of Lot 15, First Meridian Concession, Toronto, being part of PIN 07533-0001(LT), (the " <b>Property</b> "), as shown on the Location Map in Appendix "A" (the " <b>Licensed Area</b> ").		
<b>Actions</b>	Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out in the section "Terms" below 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>	There is no financial impact. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
<b>Comments</b>	5207 Dundas Street West is one of seven blocks created through the reconfiguration of the Six Points Interchange at Bloor-Kipling-Dundas Street. Block 4 will be the site of the new Etobicoke Civic Centre, Block 2 will be a city park and Blocks 1, 3, 5, 6 and 7 are Housing Now development blocks. On October 11, 2021, CBRE, on behalf of the Housing Secretariat and CreateTO, launched a marketing process for Housing Now, Bloor-Kipling (Six Points), Block 1 (5207 Dundas Street West). Bids were received on December 14, 2021. Under the direction of a fairness monitor, bids were reviewed, scored and shortlisted. The Licensee is the selected proponent for Block 1. The Licensee requires access to the Licensed Area, on behalf of itself and its consultants, contractors and other authorized representatives, to conduct ground investigations at Block 1.		
<b>Terms</b>	<p><b>Licensed Area:</b> 2.48 Acres of Block 1 on the Bloor-Kipling Block Context Plan (Appendix A)</p> <p><b>Rent/Licence Fee:</b> N/A</p> <p><b>Term:</b> 1 Year</p> <p><b>Options to Renew:</b> None</p> <p><b>Use:</b> For the purpose of borehole drilling and monitoring well installations for environmental, geotechnical and hydrogeological investigations</p> <p><b>Insurance:</b> Certificate of Insurance providing coverage, including (but not limited to) commercial general liability, in an amount of not less than \$2,000,000.00 per occurrence and professional liability (errors and omissions) coverage in the amount not less than \$1,000,000.00 and includes professional services pollution liability insurance, if the consultant is an environmental specialist. The commercial general liability policy to be obtained by such consultant shall name the City as an insured, provide cross-liability coverage and waiver of subrogation, and contain a clause providing that the insurance shall not be changed or cancelled during the term of this Licence Agreement.</p>		
<b>Property Details</b>	<b>Ward:</b>	3 - Etobicoke-Lakeshore	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>	2.48 Acres	
	<b>Other Information:</b>		

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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/REOs:</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/Licensor):</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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input checked="" type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Amber Morley				Councillor:				
Contact Name:	Chezlie Alexander				Contact Name:				
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other		
Comments:					Comments:				

**Consultation with Divisions and/or Agencies**

Division:	CreateTO	Division:	Financial Planning
Contact Name:	Gabriella Sicheri	Contact Name:	Ciro Tarantino
Comments:	No objections	Comments:	No objections

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2023- 005	Date	Signature
Recommended by: Manager, Real Estate Services Jennifer Kowalski	July 27, 2023	Signed by Jennifer Kowalski
Recommended by: Director, Real Estate Services Alison Folosea	July 27, 2023	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	July 27, 2023	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		

