



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

TRACKING NO.: 2023-221

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

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management
Date Prepared:	August 30, 2023	Phone No.:	416-338-4862

Purpose	To obtain authority to enter into a licence extension agreement (the "Agreement") with 2269408 Ontario Inc. (the "Owner"), to allow for the installation, operation and maintenance of one (1) gas probe on the Owner's property (the "Licensed Area"), for the purpose of monitoring soil gas conditions.																																								
Property	The property municipally known as 55 Riverwood Parkway, Etobicoke, Ontario, legally described as Plan 4431 Pt Lot 4 and outlined on the aerial map in Appendix "A".																																								
Actions	1. Authority be granted to enter into the Agreement with the Owner, substantially on the major terms and conditions set out below and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																																								
Financial Impact	<p>The City will pay a total sum of \$3,000.00 (plus HST), or \$3,052.80 (net of HST recoveries), for the three (3) year term, payable in equal annual instalments of \$1,000.00 (plus HST) or \$1,017.60 (net of HST recoveries). Payments will commence in 2023 and continue each subsequent year, ending in 2025. The below table reflects the total licence expenditures to the City for each fiscal year.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4"></th> <th>Excluding HST</th> <th>Net of HST recoveries (additional 1.76% before taxes)</th> </tr> <tr> <th>Fiscal Year Payment is Made</th> <th>Period</th> <th>No. of Years</th> <th>Annual Rate</th> <th>Total (per period)</th> <th>Total (per period)</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>Aug. 10, 2023 to Aug. 9, 2024</td> <td>1</td> <td>\$1,000.00</td> <td>\$1,000.00</td> <td>\$ 1,017.60</td> </tr> <tr> <td>2024</td> <td>Aug. 10, 2024 to Aug. 9, 2025</td> <td>1</td> <td>\$1,000.00</td> <td>\$1,000.00</td> <td>\$ 1,017.60</td> </tr> <tr> <td>2025</td> <td>Aug. 10, 2025 to Aug. 9, 2026</td> <td>1</td> <td>\$1,000.00</td> <td>\$1,000.00</td> <td>\$ 1,017.60</td> </tr> <tr> <td></td> <td>Total</td> <td></td> <td></td> <td>\$3,000.00</td> <td>\$ 3,052.80</td> </tr> </tbody> </table>									Excluding HST	Net of HST recoveries (additional 1.76% before taxes)	Fiscal Year Payment is Made	Period	No. of Years	Annual Rate	Total (per period)	Total (per period)	2023	Aug. 10, 2023 to Aug. 9, 2024	1	\$1,000.00	\$1,000.00	\$ 1,017.60	2024	Aug. 10, 2024 to Aug. 9, 2025	1	\$1,000.00	\$1,000.00	\$ 1,017.60	2025	Aug. 10, 2025 to Aug. 9, 2026	1	\$1,000.00	\$1,000.00	\$ 1,017.60		Total			\$3,000.00	\$ 3,052.80
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Comments	<p>Funding is available in the 2020-2029 Council Approved Capital Budget and Plan for Solid Waste Management under the capital project account for Solid Waste Management Services-Salary, Benefit & Other Recovery (CSW-930-04-03). The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The Licensed Area is located near the closed Lower Riverwood Landfill Site. There are engineered landfill controls at the site to mitigate potential environmental impacts, one of which is the possible presence of methane gas in the landfill. The City is required to conduct certain long term environmental monitoring programs of adjacent lands in connection with the closed Lower Riverwood Landfill Site, as required by the Ministry of Environment Conservation and Parks. Gas monitoring is done through the installation of gas probes, which are installed eight (8) metres into the ground, with no significant extrusion above ground level. The City will require access to the backyard for regular monitoring on a monthly basis, however monitoring could be as frequent as weekly depending on the data collected. Solid Waste Management Services will be responsible for any repairs and maintenance costs in connection with the gas probe.</p>																																								
Terms	Extended Term: Three years from August 10, 2023 to August 9, 2026 Licence Fee: \$1000 plus HST per year																																								
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>3 – Etobicoke-Lakeshore</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>					Ward:	3 – Etobicoke-Lakeshore	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:																											
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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 checked="" 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:	Amber Morley	Councillor:	
Contact Name:	Chezlie Alexander	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	Comments:	

Consultation with Divisions and/or Agencies

Division:	Solid Waste Management Services	Division:	Financial Planning
Contact Name:	Bernie Chau	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	No comments

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2023 - 221	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott-Brown	Sept. 5, 2023	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	Sept. 5, 2023	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by:		

Appendix "A"
Site Map, Aerial Map
55 Riverwood Parkway

