

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

TRACKING NO.: 2023-266

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
Prepared By:	Jatinder Rahul	Division:	Corporate Real Estate Management
Date Prepared:	November 9, 2023	Phone No.:	(416) 392-7290
Purpose	To obtain authority to enter a licence agreement (the "Agreement") with 625 Sheppard Avenue East Properties Inc. (the "Licensee") for the purpose of permitting, upon conveyance to the City by the Licensee, construction staging on lands municipally known as 24 Dervock Crescent, Toronto, Ontario (the "Licensed Area" as shown in red Appendix "A") in order to support the Licensee's development project, called 625 Sheppard Condos, on abutting lands municipally known as 625 Sheppard Ave East, Toronto, Ontario.		
Property	The property municipally known as 24 Dervock Crescent, Toronto, legally described as LT 5 PL 4600 North York; subject to an easement as in AT6009316; subject to an easement as in AT6019876; City of Toronto on PIN 10090-0267 (LT)		
Actions	1. Authority be granted to enter the Agreement with the Licensee, substantially on the major terms and conditions below, 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 receive total revenue of \$24,000 (plus HST and applicable taxes) over the two (2) month term.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information. The revenue generated from this licence agreement will be allocated to CC P12642, Functional Area Code 1820100000 under Parks Operating budget.</p>		
Comments	<p>625 Sheppard Avenue East Properties Inc. would like to use the dedicated parkland area to be conveyed to the City for the purposes of construction staging. The Licensed Area is 435m² (4,682 ft²).</p> <p>The proposed licence fee and other major terms and conditions of the Licence are considered to be fair, reasonable and reflective of market rates.</p>		
Terms	<p>Licensee: 625 Sheppard Avenue East Properties Inc.</p> <p>Term: Two (2) months commencing on the later of: the date and the Licensee execute the Agreement and the date the City becomes the registered owner upon conveyance.</p> <p>Licence Fee: \$24,000 for the term</p> <p>Permitted Use: to be used for the purposes of carrying out construction staging activities, including, but not limited to, the following activities: construction washroom facilities, construction trade trailers, temporary hydro shack, temporary dewatering storage tank, construction material storage of wooden concrete forms, rebar, mechanical and electrical infrastructure to be stored/used by Licensee on Licensed Area.</p> <p>Insurance: Commercial General Liability Insurance which has inclusive limits of not less than \$5,000,000.00 per occurrence, Contractor's Pollution Liability with a minimal limit of \$1,000,000.00, Standard Automobile Liability coverage with a limit of at least \$2,000,000.00 for all licensed motorized vehicles used on the Licensed Area</p>		
Property Details	Ward:	17 – Don Valley North	
	Assessment Roll No.:	1908113020071000000	
	Approximate Size:		
	Approximate Area:	435m ² (4,682 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:	
<ul style="list-style-type: none"> 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:	
<ul style="list-style-type: none"> 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									
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property									
Consultation with Councillor(s)									
Councillor:	Councillor Shelley Carroll								
Contact Name:	Tom Gleason								
Contacted by:	<table border="1"> <tr> <td>Phone</td> <td><input checked="" type="checkbox"/></td> <td>E-Mail</td> <td><input type="checkbox"/></td> <td>Mem o</td> <td><input type="checkbox"/></td> <td>Other</td> <td><input type="checkbox"/></td> </tr> </table>	Phone	<input checked="" type="checkbox"/>	E-Mail	<input type="checkbox"/>	Mem o	<input type="checkbox"/>	Other	<input type="checkbox"/>
Phone	<input checked="" type="checkbox"/>	E-Mail	<input type="checkbox"/>	Mem o	<input type="checkbox"/>	Other	<input type="checkbox"/>		
Comments:	Concurs								
Consultation with Divisions and/or Agencies									
Division:	Parks Forestry and Recreation								
Contact Name:	Glenn Zeta								
Comments:	concurs								
Division:	Financial Planning								
Contact Name:	Ciro Tarantino								
Comments:	Concurs								
Legal Services Division Contact									
Contact Name:	Frank Weng								

DAF Tracking No.: 2023- 266	Date	Signature
Concurred with by: Manager, Real Estate Services Niall Robertson	November 10, 2023	Signed by Niall Robertson
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	November 10, 2023	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by:		

