

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

TRACKING NO.: 2023-282

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 8, 2023	Phone No.:	(437) 992-9124

Purpose	To obtain authority for City of Toronto (the "City") to enter into a construction staging licence Agreement (the "Agreement") with Reena Inc. c.o.b. as Reena, a registered charity with registration number 108093642RR0001 (the "Licensee") with respect to the property municipally known as 80R Fairleigh Crescent, Toronto, ON (the beltline at the rear of 165 Elm Ridge Drive, Toronto, ON) for the purposes of construction staging for their development project called "The Frankfort Family Reena Residence" at 165 Elm Ridge Drive, Toronto, ON. The licensed area is approximately 275.57 m ² and is shown in red in Appendix B (the "Licensed Area").
Property	The property municipally known as 80R Fairleigh Crescent., Toronto, Ontario, legally described as PT LT 2 Con 2 WYS Forest Hill PT 1 63R523; Toronto, City of Toronto on PIN 10446-0514 (LT)
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into the Agreement between the City and the Licensee for the Licensed Area, substantially on the terms and conditions outlined herein, and on such other amended terms as may be satisfactory to the Director of Real Estate Services, and in a form acceptable to the City Solicitor; 2. The Director of Real Estate Services or his or her designate shall administer and manage the Agreement, including the provision of any consents, approvals, waivers, notices, and notices of termination provided that the Director of Real Estate Services may, at any time, refer consideration of such matter to City council for its determination and direction; and 3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
Financial Impact	No Financial Impact – Licence will be executed at nominal. Member Motion was adopted by council on July 20, 2023 - Item – 2023-MM8.25
Comments	<p>Reena Inc. has requested the use of a portion of the property municipally known as 80R Fairleigh Cres. (the beltline at the rear of 165 Elm Ridge Drive) for the purposes of construction staging in relation to its development at 165 Elm Ridge Rd. The Licensed Area is comprised of lands designated as parks and open spaces pursuant to the Official Plan. Accordingly consultations have taken place with the City's Parks, Forestry and Recreation division, who has communicated its approval of the proposed licence.</p> <p>Member motion was put to City Council to grant the Agreement at nominal fee and to waive the corresponding City fees. Consequently, Item 2023-MM8.25 was adopted on July 20, 2023. More specifically, recommendation one of the Item authorizes the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation, to enter into real estate licenses, at nominal value, for tie-back encumbrances, crane swing, and construction staging as required for the construction of the affordable housing project at 165 Elm Ridge Drive, with the value of the agreements to be secured in the Contribution Agreement between the City and Reena.</p> <p>The terms and conditions of the licence have been determined to be reasonable. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
Terms	See Appendix A

Property Details	Ward:	8 – Eglinton - Lawrence
	Assessment Roll No.:	1904113310008500000
	Approximate Size:	
	Approximate Area:	275.57 m ²
	Other Information:	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOs:	<input type="checkbox"/> Issuance of RFPs/REOs.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million. <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. Delegated to a more senior position.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million. <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. <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.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Concurs	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks, Forest and Recreation	Division:	Financial Planning
Contact Name:	Glen Zeta	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name:	Frank Weng
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DAF Tracking No.: 2023- 282	Date	Signature
Recommended by: Jennifer Kowalski Manager, Real Estate Services	Nov. 8, 2023	Signed by Jennifer Kowalski
Recommended by: Alison Folosea Director, Real Estate Services	Nov. 9, 2023	Signed by Alison Folosea
<input type="checkbox"/> Approved by: Acting Executive Director, Corporate Real Estate Management Marco Cuoco	Nov. 10, 2023	Signed by Marco Cuoco

Appendix A
Major terms of the Licence Agreement

LICENSEE:

REENA INC. c.o.b. as REENA

TERM:

Twenty months; Commencing on the Commencement Date (when the Agreement is executed) and expiring twenty (20) months thereafter (the "Expiry Date")

LICENSEE'S USE:

The Licensee shall use the Licensed Area on a non-exclusive basis for the purposes of construction staging, storage of vehicles, equipment, materials, and the Licensee's Chattels and the Licensee shall place the necessary gravel, filter cloth and fencing incidental to its construction staging purpose, remove such materials, and replace the topsoil prior to the end of the Term

AREA:

The Licensed Area has an approximate area of 275.57 square metres, shown highlighted in red attached in Appendix B

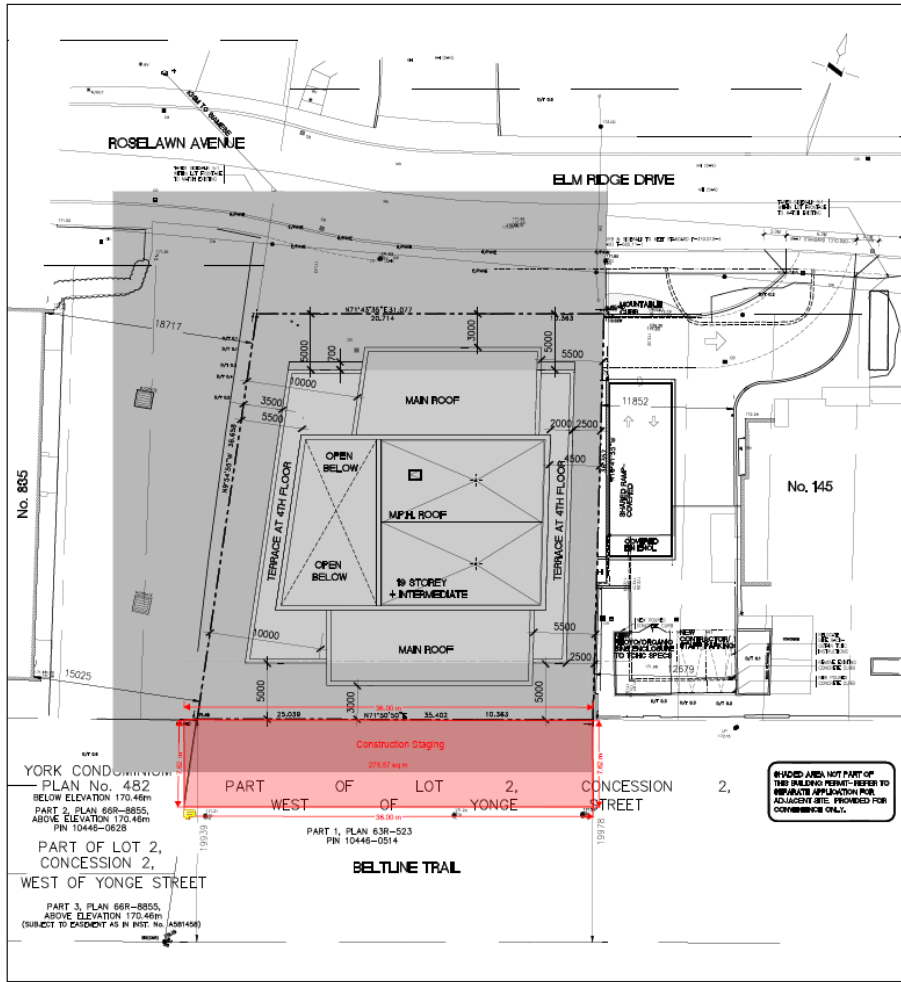
LICENSE FEE:

Nominal - adopted by council on July 20, 2023 - Item – 2023-MM8.25

INSURANCE:

- Commercial General Liability Insurance which has inclusive limits of not less than \$10,000,000.00 per occurrence, for bodily injury and property damage resulting from any one occurrence and which extends to include Personal Injury Liability, Broad Form Contractual Liability, Owner's and Contractor's Protective Coverage, Completed Operations Coverage, Employer's and/or Contingent Employer's Liability; and Non-Owned Automobile Liability. The policy shall include a Cross Liability and Severability of Interest Clause and shall name the City as an additional insured;
- 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

Appendix B Licensed Area



Proposed Development Area: 165 Elm Ridge Drive, Toronto, ON

