



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

TRACKING NO.: 2024-022

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:	12 Feb 2024	Phone No.:	416-338-4862

Purpose
 To obtain authority to enter into a licence extension agreement (the "**Licence Extension Agreement**") with Greater Toronto Airports Authority (the "**Licensee**") for various locations as set out in the "Property" section below for the purpose of monitoring aircraft noise by pole-mounted sound recording equipment.

Property
 Licensed Properties include the following six (6) locations:
 1) Lands municipally known as 0 Eriksdale Road and legally described as PCL Plan—1, Section M1359; Eriksdale Road, Plan M1359 Etobicoke, City of Toronto, being all of PIN 07555-0244 (LT) in the Land Registry Office of Toronto (No.66);
 2) Lands municipally known as 22 Blackfriar Park, and legally described as Parcel J-1, Section M787 Block J Plan M787 Etobicoke, City of Toronto, being all of PIN 07413-0119 (LT) in the Land Registry Office of Toronto (No.66);
 3) Lands municipally known as 555 Martin Grove Road, at the Richview Park Reservoir, and legally described as Part of Lot 17, Concession 1 Fronting the Humber, Parts 1, 2 and 3, RS847, Etobicoke, City of Toronto being all of PIN 07405-0056 (LT) in the Land Registry Office of Toronto (No.66);
 4) Lands municipally known as 0 Acacia Avenue, and legally described as Part of Lot 12, Concession 6 West of Yonge, Parts 2, 3 and 4 on Plan 64R-4386 and NY396452 and NY443780, North York, City of Toronto, being all of PIN 07328-0019 in Land Titles Division in the Land Registry Office of Toronto (No.66) (the "Acacia Lands");
 5) Lands municipally known as 201 Oriole Parkway, and legally described as Lot 52-54 Plan 489E Toronto Except EN8I 523; Blk D, E Plan 489E Toronto except EN7654; Pt Blk C, H PL 489E Toronto as in EN631 82 except EN64083; Pt Lawton Av P1 489E Toronto (Aka Lascelles Blvd) closed by EN68619, as in EN68619; City of Toronto being all of PIN 21183-0133 (LT) in Land Titles Division in the Land Registry Office of Toronto (No.66);; and
 6) Lands municipally known as 39 Robert Hicks Drive, and legally described as Parcel A-1, Section M1823 Blk A Plan 66M1823 Township of York, North York, City of Toronto being all of PIN 10165-0930 (LT) in Land Titles Division in the Land Registry Office of Toronto (No.66);
 collectively, (the "**Licensed Areas**") as shown in Appendix "A".

Actions
 1. Authority be granted to enter into the Licence Extension Agreement with the Licensee, substantially on the major terms and conditions set out herein, and on such other or amended terms as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.

Financial Impact
 The total revenue to the City for the eight (8) year term will be \$72,819.19 plus Harmonized Sales Tax ("**HST**") or \$74,100.80 net of HST recoveries.

Period	Per Site	Total for 6 Sites
January 1, 2021 – December 31, 2021	\$1,407.95	\$8,447.70
January 1, 2022 – December 31, 2022	\$1,450.19	\$8,701.13
January 1, 2023 – December 31, 2023	\$1,493.69	\$8,962.16
January 1, 2024 – December 31, 2024	\$1,496.00	\$8,976.00
January 1, 2025 – December 31, 2025	\$1,525.70	\$9,154.20
January 1, 2026 – December 31, 2026	\$1,556.50	\$9,339.00
January 1, 2027 – December 31, 2027	\$1,587.30	\$9,523.80
January 1, 2028 – December 31, 2028	\$1,619.20	\$9,715.20

Revenue will be directed to cost center FA1745.
 The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.

Comments
 The License Agreement between the City and the Licensee was authorized by Delegated Approval Form 2019-074.
Terms
 Extended Term: Jan. 1, 2021 – Dec. 31, 2028
 All other terms and conditions of the licence will remain the same during the extended term.

Property Details	Ward:	Various (Ward 1, 2, 6, 7 and 12)
	Assessment Roll No.:	Various
	Approximate Size:	15 inches by 28 inches. 4.7 inches in depth
	Approximate Area:	
	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/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 \$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 checked="" 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>

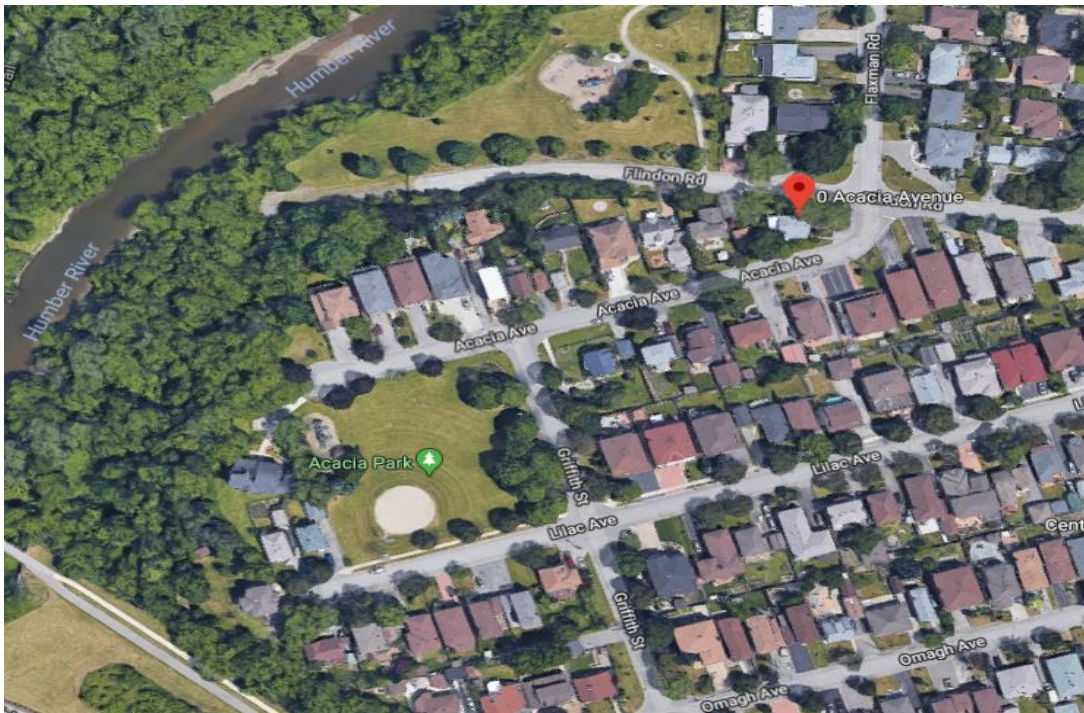
B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
<ul style="list-style-type: none"> Documents required to implement matters for which each position also has delegated approval authority. Expropriation Applications and Notices following 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:	Anthony Perruzza, Stephen Holyday	Councillor:	Vincent Crisanti, Josh Matlow, James Pasternak
Contact Name:	Matias de Dovitiis, Sheila Henderson	Contact Name:	Amanda Da Costa, Andrew Athanasiu, Phyllis Arturi
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> X E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Concurred	Comments:	
Consultation with Divisions and/or Agencies			
Division:	Parks Forest and Recreation	Division:	Financial Planning
Contact Name:	Alex Deighan	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Concurred
Legal Services Division Contact			
Contact Name:	Gloria Lee		

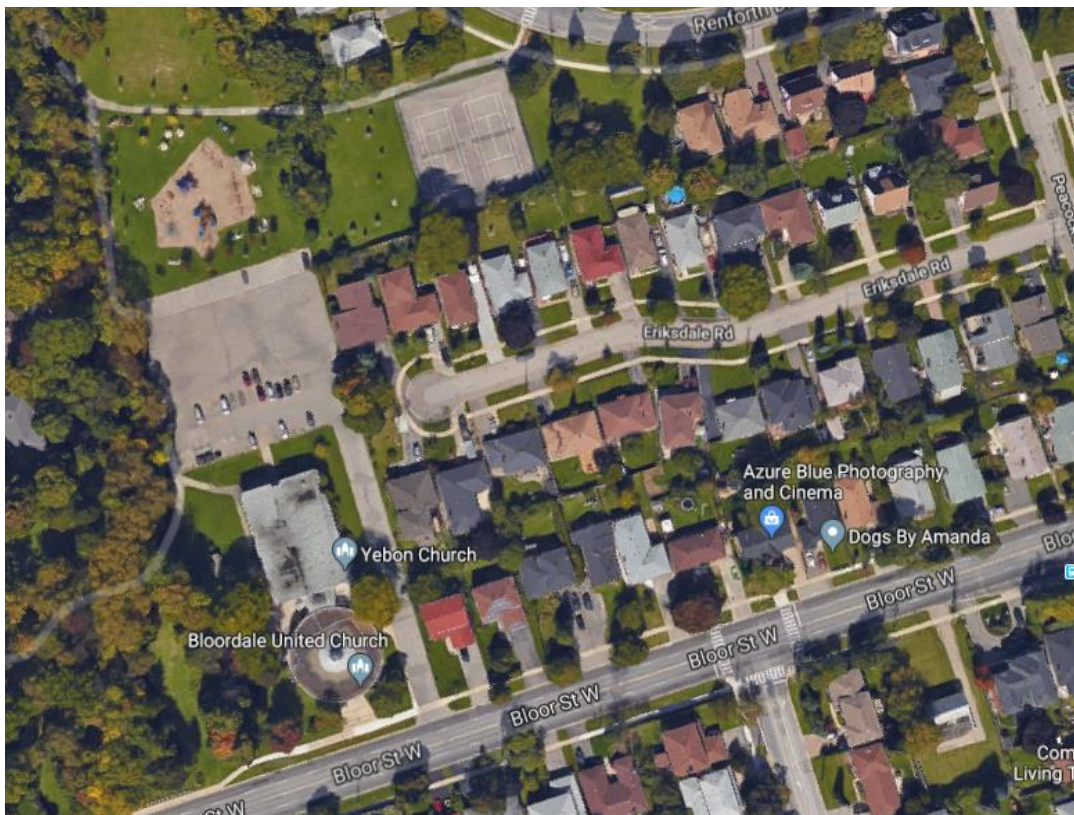
DAF Tracking No.: 2024- 022	Date	Signature
Concurred with by:		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Niall Robertson <input type="checkbox"/> Approved by:	Feb. 15, 2024	Signed by Niall Robertson
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Service Alison Folosea	Feb. 16, 2024	Signed by Alison Folosea

Appendix "A" – Location Maps

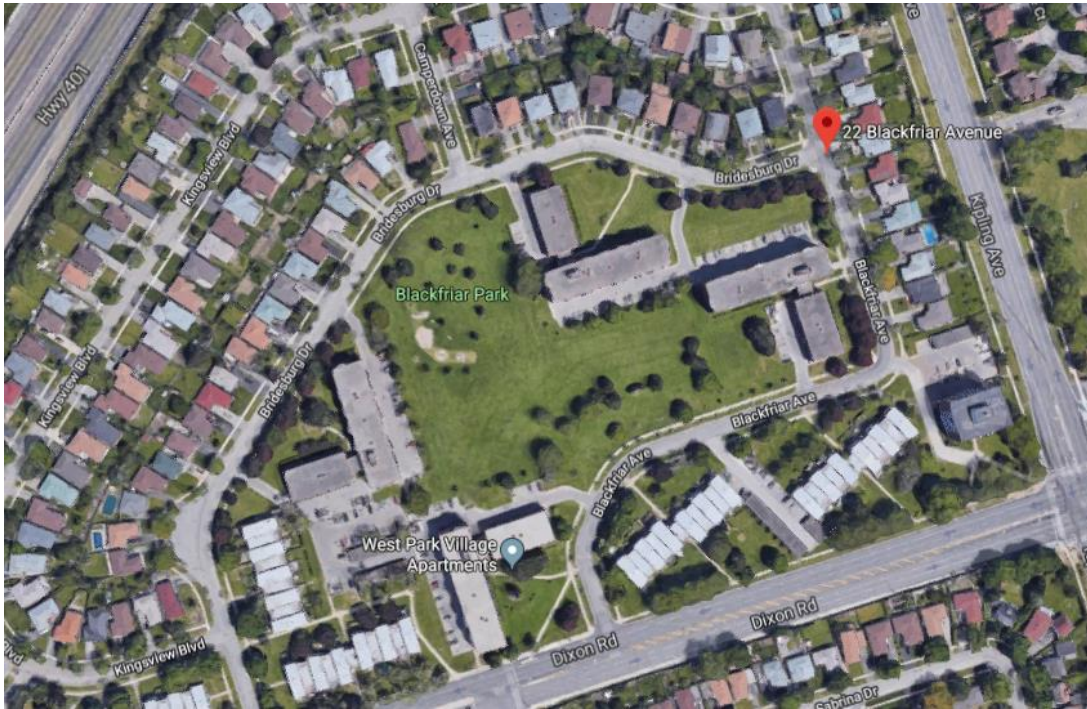
Acacia Lands (Ward 7 – Humber River-Black Creek)



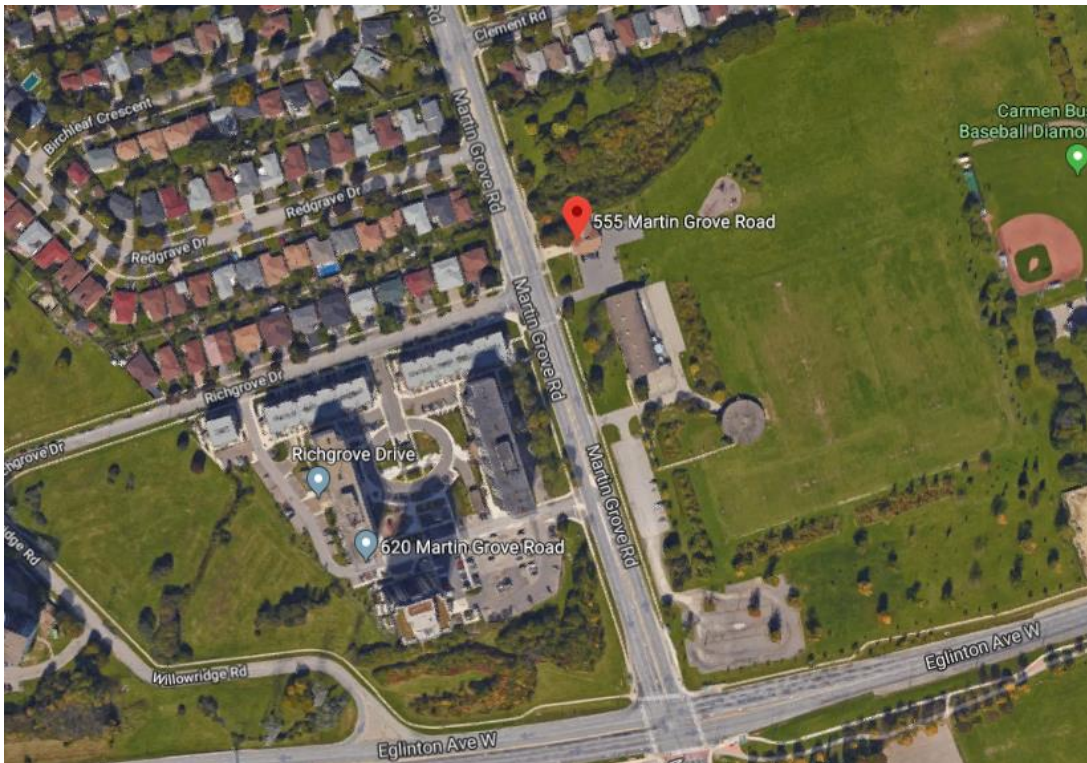
Eriksdale Lands (Ward 2 - Etobicoke Centre)



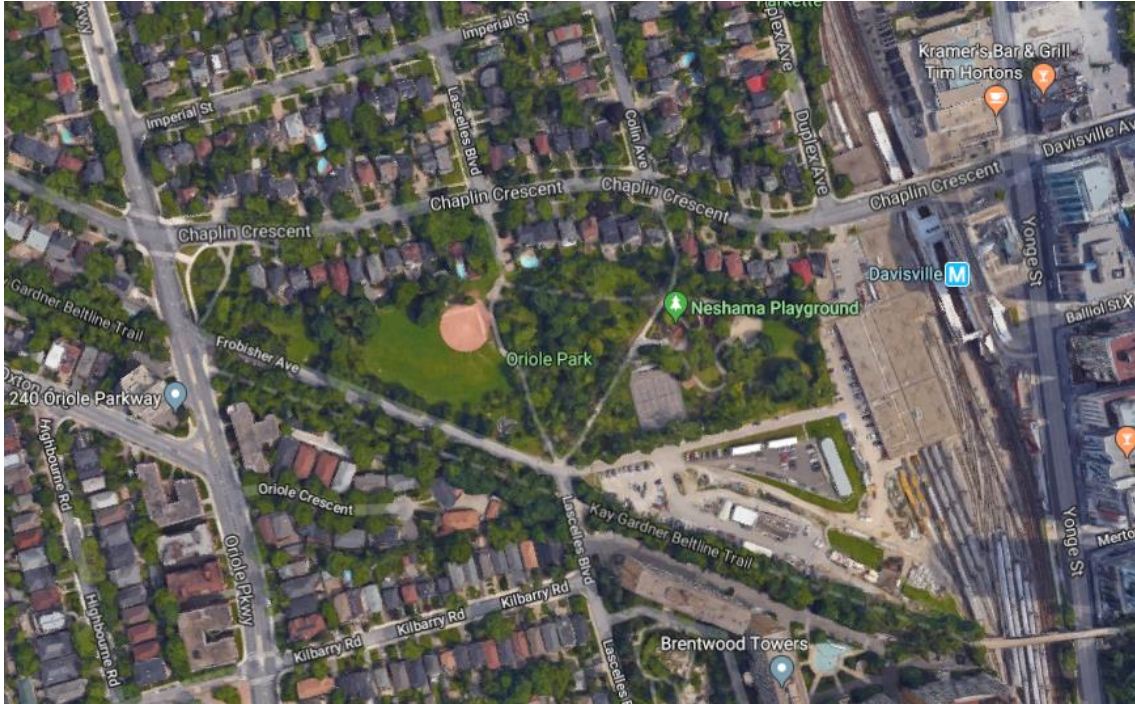
Blackfriar Lands (Ward 1 – Etobicoke North)



Martin Grove Lands (Ward 2 – Etobicoke Centre)



Oriole Lands (Ward 12 -Toronto St. Paul's)



Robert Hicks Lands (Ward 6 – York Centre)

