

DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES

MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2024-178

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

Prepared By:	Desiree Picchiello	Division:	Corporate Real Estate Management
Date Prepared:	July 5, 2024	Phone No.:	416-338-5028
Purpose	To obtain authority for the City of Toronto (the "City") to consent to and sign a partial release with Toronto Hydro-Electric System Limited through a "Transfer Release & Abandonment" of an existing easement registered as TB903057 for the benefit of The Hydro-Electric Commission of the Corporation of the City of North York on City "Property" as defined below:		
Property	<ol style="list-style-type: none"> PIN 10182-0200 (LT) PT FRIZZELL RD PL 1743 TWP OF YORK (FORMERLY KENSINGTON RD & BEECROFT RD) CLOSED BY TB886311 PART 7 ON 64R14793; S/T TB902764, TB903057; TORONTO (N YORK);, CITY OF TORONTO; PIN 10182-0182 (LT) LOTS 1056 TO 1061, PART LOTS 1054 TO 1055 AND 1191 TO 1197, AND PART OF BOGERT AVENUE, (CLOSED BY TB905761) AND PART OF FRIZZELL ROAD, (CLOSED BY TB886311), (FORMERLY KENSINGTON ROAD AND BEECROFT ROAD), PLAN 1743, PARTS 1 AND 2, 64R-13048 AND PARTS 4 TO 6 AND 9 TO 15, 64R13604 AND PARTS 8 & 30, 64R10680 SAVE AND EXCEPT PART 1, PLAN 64R-14213 ; SUBJECT TO EASEMENTS AS IN TB892676, TB903057, TB924149 AND TB939179 ; (NORTH YORK); CITY OF TORONTO; and PIN 10182-0183 (LT) PT LT 1192-1197 PL 1743 TWP OF YORK; PT FRIZZELL RD PL 1743 TWP OF YORK (FORMERLY KENSINGTON RD & BEECROFT RD) CLOSED BY TB886311 PT 1 64R14213; BEING SHEPPARD AV W; S/T TB953607; S/T TB892676, TB903057; TORONTO (N YORK) , CITY OF TORONTO (collectively, the "Property" as shown in Appendix "A") 		
Actions	1. Consent to grant the partial release of Instrument TB903057 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;		
Financial Impact	There is no financial impact resulting from this approval. The consent is for nominal consideration. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
Comments	<p>Toronto Hydro-Electric System Limited and the City have agreed to the release of the following parts for nominal consideration:</p> <ul style="list-style-type: none"> A complete release of Instrument No. TB903057 over the entirety of Part 14 on Plan 64R-13604, which is partially contained in PIN 10182-0182 (LT) and PIN 10182-0183 (LT). A partial release of Instrument No. TB903057 from PIN 10182 - 0182 (LT) and PIN 10182 - 0183 (LT) This is a full release of Instrument No. TB903057 from PIN 10182 - 0200(LT). 		
Terms	<p>Transfer Release & Abandonment:</p> <ul style="list-style-type: none"> Transferor: TORONTO HYDRO-ELECTRIC SYSTEM LIMITED Transferee: CITY OF TORONTO Consideration: \$2 		
Property Details	Ward:	18 - Willowdale	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	113.9 m 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/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 & 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/REOs.</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 checked="" 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:	Lilly Cheng	Councillor:	
Contact Name:	Councillor_cheng@toronto.ca	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input 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:	Consulted	Comments:	

Consultation with Divisions and/or Agencies

Division:	PF&R	Division:	Financial Planning
Contact Name:	Glenn Zeta	Contact Name:	Ciro Tarantino
Comments:	Consulted	Comments:	consulted

Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2024-178	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services		
<input type="checkbox"/> Approved by: Jennifer Kowalski	July 23, 2024	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by: Acting Director, Real Estate Services Alison Folosea	July 24, 2024	Signed by Alison Folosea

APPENDIX "A" – LOCATION MAP

