

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

TRACKING NO.: 2024-188

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property													
Prepared By:	Susan Kemp	Division:	Legal File No. 2600-753-6978-2024										
Date Prepared:	July 24, 2024	Phone No.:	416 397-5352										
Purpose	<p>To consent to the partial release of Instrument Number EB192240, registered on December 9, 1957 and Instrument Number EB274807, registered on August 8, 1963, from the lands described as part of Lot 18, Concession B Fronting the Humber, designated as Part 5 on Reference Plan 66R33597, being part of PIN 07387-0154 (LT) and Instrument Number B93140, registered on October 24, 1962, from the lands described as Parcel D-1 Section M705 being part of Block D, Plan M705, designated as Part 6 on Reference Plan 66R33597, being part of PIN 07387-0155 (LT) being (the "Sewer Connection Agreements") and (the "Properties").</p>												
Property	Part of 15 and 35 Trehorne Drive, Toronto (formerly Etobicoke)												
Actions	To consent to the partial release of the Agreements from the Properties.												
Financial Impact	There is no financial impact.												
Comments	<p>The owner of the Properties entered into the Sewer Connection Agreements with the City for permission to connect the drain to a storm water sewer. Whereas pursuant to the City of Toronto Consent Decision B0004-23EYK (Section 53 of The Planning Act), Parts 5 and 6 on Plan 66R33597 are to be conveyed to the City of Toronto for road widening purposes free of encumbrances. It is therefore appropriate to release them from title, as the lands are required to be conveyed to the City of Toronto free of encumbrances.</p> <p>The Agreements will remain registered on the lands described as Parts 3 and 4, Plan 66R33597 being the remainder of PIN 07387-0154 (LT) and Parts 1 and 2, Plan 66R33597 being the remainder of PIN 07387-0155 (LT).</p>												
Terms	<p>Stephen Mattachini, Engineer, Development Engineering, Engineering & Construction Services, Etobicoke York District, confirmed by emails dated July 17 and 18, 2024, that as part of the owner's consent to sever application, they are required to convey a 0.40 meter strip of land free of encumbrances for the widening of Royal York Road, it is therefore appropriate to consent to the partial releases of the Agreements from the said Properties.</p> <p>Elizabeth Philip, Engineer, Approvals & Partnerships, Toronto Water, confirmed by emails dated July 17 and 19, 2024, that as the owners are required to convey to the City of Toronto a strip of land for the widening of Royal York Road free of any physical and title encumbrances, it is therefore appropriate to consent to the partial release of the Agreements from the said Properties.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>2 – Etobicoke Centre</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:	2 – Etobicoke Centre	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	
Ward:	2 – Etobicoke Centre												
Assessment Roll No.:													
Approximate Size:													
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/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:		Councillor:	
Contact Name:		Contact Name:	
Contacted by:	Phone	Contacted by:	Phone
	E-Mail		E-mail
	Memo		Memo
	Other		Other
Comments:		Comments:	

Consultation with Divisions and/or Agencies

Division:	Development Engineering	Division:	Toronto Water
Contact Name:	Stephen Mattachini	Contact Name:	Elizabeth Philip
Comments:	No Objections	Comments:	No Objections

Legal Services Division Contact

Contact Name: Susan Kemp, Legal Conveyancing Clerk

DAF Tracking No.: 2024-188	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Director, Real Estate Law Ray Mickevicius	July 25, 2024	Signed by Ray Mickevicius
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	July 25, 2024	Signed by Alison Folosea