

DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES

MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2024-180

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. 2600-700-1337-2022
Date Prepared:	August 8, 2024	Phone No.:	416 397-5352
Purpose	<p>To consent to the partial release of the following:</p> <ol style="list-style-type: none"> Section 37 Agreement #AT4733908, registered on November 16, 2017 Subdivision Agreement #AT5371519, registered on February 24, 2020 S.118 Restriction #AT5371539, registered on February 24, 2020 Support Easement #AT5527956, registered on September 25, 2020 Site Plan Agreement #AT5542276, registered on October 9, 2020 <p>(the "Agreements"), from the lands described as part of Block 1, Plan 66M2563, designated as Parts 97 and 101 on Reference Plan 66R-31543, being all of PIN 21240-0325 (LT) and Part of Block 1, Plan 66M2563, designated as Parts 96 and 100 on Reference Plan 66R-31543, being all of PIN 21240-0326 (LT) (the "Properties").</p>		
Property	Part of 17 and 23 Draper Street, Toronto		
Actions	To consent to the release of the Agreements from the Properties.		
Financial Impact	There is no financial impact.		
Comments	<p>The owner entered into various Planning Agreements with the City of Toronto to construct a mixed-use development with residential, office and retail uses on the site. Pursuant to Section 7 of the Subdivision Agreement, registered as Instrument Number AT5371519, there was an imposed requirement to convey Parts 96, 97, 100 & 101 on Reference Plan 66R-31543 to the abutting owners located to the north and to the south of the development site. As the Lands were conveyed to the abutting owners by Transfer #AT6443063 and Transfer #AT6443057 registered on October 18, 2023, it is therefore appropriate to release the Agreements from the new abutting severed lands.</p> <p>All 5 Agreements will remain registered on title to the original lands described as PIN 21240-0327 (LT), PIN 21240-0317 (LT), PIN 21240-0315 (LT), PIN 21240-0314 (LT), PIN 21240-0313 (LT), PIN 21240-0312 (LT), PIN 21240-0311 (LT), PIN 21240-0310 (LT), PIN 21240-0323 (LT) and all the Units and Levels in Toronto Standard Condominium Plan No. 3022.</p>		
Terms	<p>Patricia Cho, Planner, Community Planning, confirmed by email dated April 23, 2024 and July 4, 2024, that as the lands have been conveyed to the abutting owners, the Agreements are no longer applicable. As a result, it is therefore appropriate to consent to the release of the five Agreements from the title to the abutting Properties known as 17 and 23 Draper Street.</p> <p>Mark Piel, Solicitor, Planning & Administrative Tribunal Law, confirmed by email dated April 23, 2024, given the Applicant has conveyed the Properties to the abutting owners, the Agreements are no longer applicable. It is therefore appropriate to consent to the release of the five Agreements from the Properties known as 17 and 23 Draper Street.</p> <p>Xiang (Jack) Lin, Appraisals and Advisory Services, Real Estate Services confirmed by email dated July 3, 2024 that there is no compensation required to release Easement registered as AT5527956 and the s.118 Restrictions registered as AT5371539.</p>		
Property Details	Ward:	10 Spadina – Fort York	
	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:	City Planning	Division:	Planning & Administrative Tribunal Law
Contact Name:	Patricia Cho	Contact Name:	Mark Piel
Comments:	No Objection	Comments:	No Objection

Legal Services Division Contact

Contact Name: Susan Kemp, Legal Conveyancing Clerk

DAF Tracking No.: 2024-180

Date

Signature

☒ Recommended by: Deputy City Solicitor, Real Estate Law
Ray Mickevicius

August 8, 2024

Signed by Ray Mickevicius

☐ Approved by:

☒ Approved by: Director, Real Estate Services
Alison Folosea

August 8, 2024

Signed by Alison Folosea