

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

TRACKING NO.: 2024-091

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

Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management
Date Prepared:	November 26, 2024	Phone No.:	(416) 397-7481
Purpose	To obtain authority to execute a consent (the "Consent") for the release of two existing easements in favor of the City on land with the registered owner known as the Toronto and Region Conservation Authority (the "Owner"), respectively shown in yellow in Appendix "B" (the "Easement Lands").		
Property	A portion of the lands municipally known as 1240 Sheppard Avenue East, Toronto, Ontario, legally described Part 7 on Plan 64R-3686 on Instrument NY663596, and Parts 1 & 5 on Plan 64R-2270 on Instrument NY656724; City of Toronto, Being PIN 10058-0210 (LT), as shown approximately on the location map attached hereto as Appendix "A" (the "Lands").		
Actions	1. Authority be granted to execute the Releases, substantially on the terms and conditions outlined below, and on such other or amended terms and conditions as may be satisfactory to the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	There is no financial impact.		
Comments	<p>Amexon Development Corporation, (the "Developer") is seeking to develop the property adjacent to the Lands through a project entitled "The Residences at Central Park". It submitted a development application to the City, which City Planning has approved.</p> <p>Two easements in favour of the City, easement NY663596, and easement NY656724, for the construction and maintenance of sanitary sewers, watermains, ditches and drains are registered on title to the Lands. The Developer has requested these easements be released.</p> <p>Because the developer has secured new permanent storm sewer and new storm outfall arrangement with TRCA in place of City infrastructure within TRCA valley land to the satisfaction of Engineering and Construction Services, Toronto Water has consented to the release of the easements.</p>		
Terms	<p>Interests being released:</p> <ul style="list-style-type: none"> • Part 7 on Plan 64R-3686 on Instrument NY663596, • Parts 1 & 5 on Plan 64R-2270 on Instrument NY656724 <p>Consideration: Nominal</p>		
Property Details	Ward:	17 – Don Valley North	
	Assessment Roll No.:	19 08 113 530 007 00	
	Approximate Size:		
	Approximate Area:	668 m ² ± (7,187 ft ² ±)	
	Other Information:	N/A	

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/Licensors):</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:	Shelley Carroll	Councillor:	
Contact Name:	Tom Gleason	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:	Advised	Comments	

Consultation with Divisions and/or Agencies

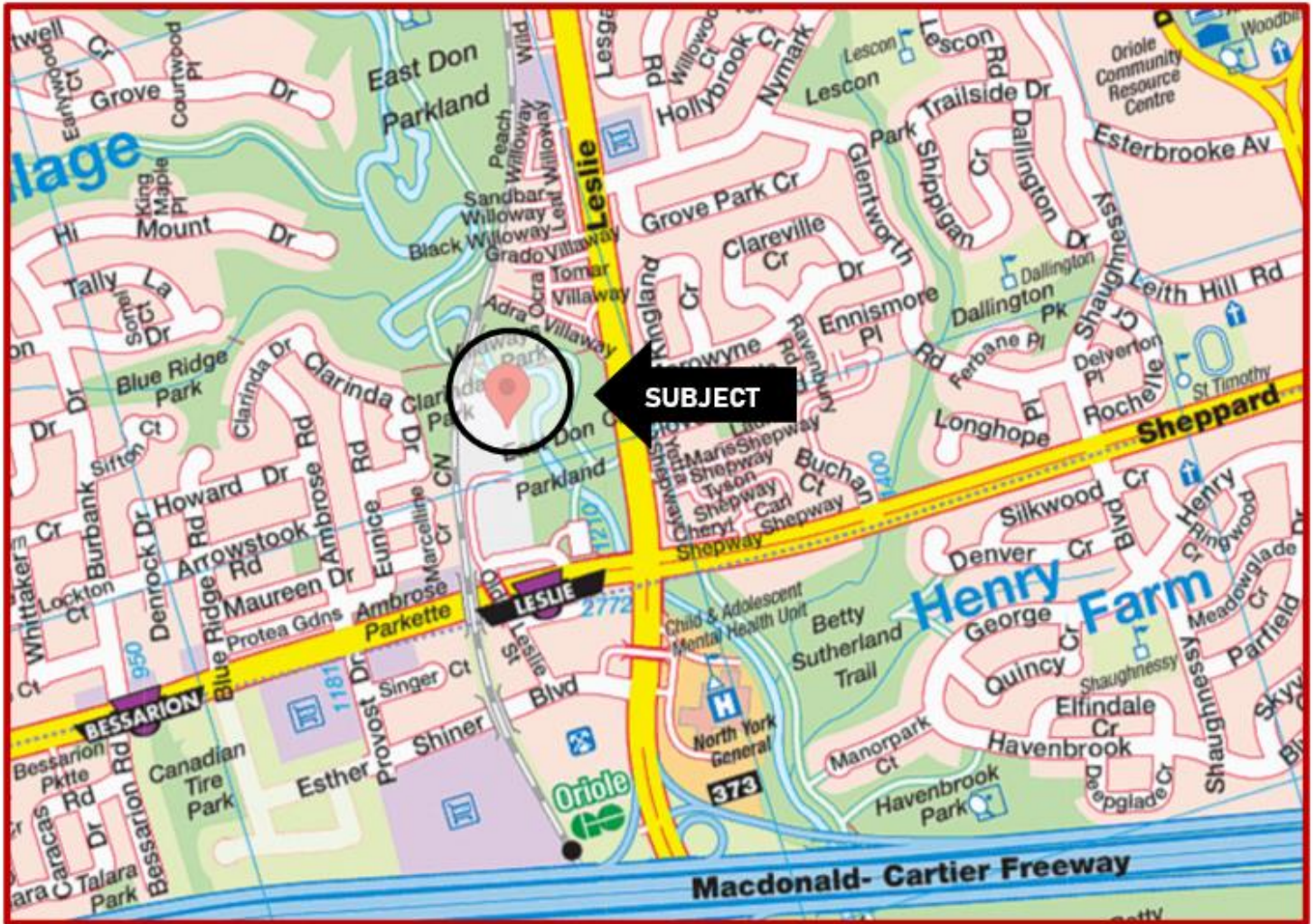
Division:	Engineering and Construction Services	Division:	Financial Planning
Contact Name:	Robert Fazio	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	N/A

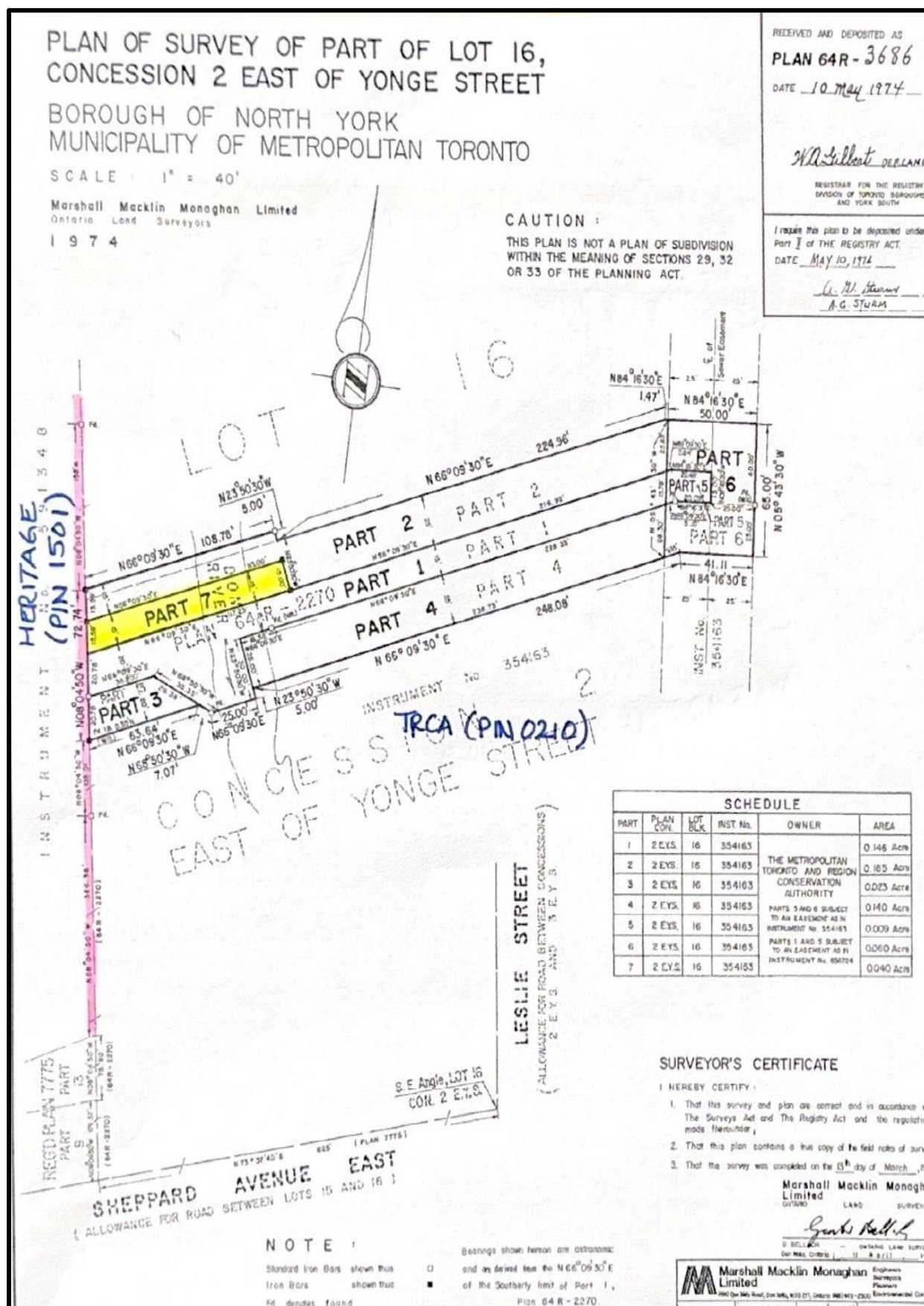
Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2024-091	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Nov. 27, 2024	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Nov. 29, 2024	Signed by Alison Folosea

Appendix "A" - Location Map





PLAN OF SURVEY
OF PART OF LOT 16, CONCESSION 2 EAST OF YONGE STREET
BOROUGH OF NORTH YORK MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1" = 40'

MARSHALL MACKLIN MONAGHAN LIMITED
ONTARIO LAND SURVEYORS

1972

PLAN MATERIAL

Plastic Material	- Cionoflex
Gauge	- 0.003 inch
Process	- Photographic
Ink	- Mars 745

CAUTION: -

THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF SECTIONS 29, 32
OR 33 OF THE PLANNING ACT (R.S.O. 1970
Chapter 349 as amended).

RECEIVED AND DEPOSITED AS

PLAN 64 R-2270

DATE 6 Sept 1972

W. A. Gilbert, Deputy.

REGISTRAR FOR THE REGISTRY
DIVISION OF TORONTO, GORDON
AND YORK SOUTH

I require this plan to be deposited under Part II of THE REGISTRY ACT.

DATE Aug 18, 1972

MR. Marshall MacLennan
MARSHALL MACLENNAN LIMITED

NOTE:
THIS PLAN SUPERCEDES
PLAN 64R-2157.

HERITAGE
(PIN 1501)

40. 591348

INSTRUMENT

5222 NW 75th Ave / Apt 5
 33147

(ROAD ALLOWANCE BETWEEN LOTS 15 AND 16)
SHEPPARD AVENUE EAST

INSTRUMENT NO.
TRCA (PIN 0210)

ROAD ALLOWANCE BETWEEN
CONCESSIONS 2 AND 3 (EYS)
LESLIE STREET

SCHEDULE					
PART	PLAN CON.	LOT BLK.	INST NO.	OWNER	AREA
1	2 EYS.	16	354163	THE METROPOLITAN TO: URBAN AND REGIONAL CONSERVATION AUTHORITY	0.136 Acre
2	2 EYS.	16	354163		0.132 Acre
3	2 EYS.	16	354163		0.023 Acre
4	2 EYS.	16	354163		0.140 Acre
5	2 EYS.	16	354163		PT 8 & 8 SUBJECT TO AN EASEMENT AS IN INST. NO. 354163
6	2 EYS.	16	354163		0.060 Acre

NOTE :

Bearings shown hereon are astronomic and are referred to the NCB⁰04.50°W of the Easterly limit of Port 13, Registered Pion 7775.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY:

1. That this survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder ;
2. That this plan contains a true copy of the field notes of survey ;
3. That the survey was completed on the 4th day of JULY 1972

MARSHALL MACKLIN MOHAGHAN
LIMITED
ONTARIO LAND SURVEYORS

[Signature]
 I, Don Mills, Ontario Land Surveyor
 DON MILLS, ONTARIO, July 1, 1972

M Marshall Macklin Monaghan
Limited
1000 Glen Mills Road, Glen Mills, Pennsylvania 19341-1000
610-261-7770