



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

TRACKING NO.: 2025-017

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

Prepared By:	Boluwarin Mojeed	Division:	Corporate Real Estate Management
Date Prepared:	January 22, 2025	Phone No.:	437-996-8720
Purpose	To obtain authority to enter into a temporary easement transfer agreement with Dawes Suites Inc. (the "Owner") to acquire a temporary easement with respect to portion of the property at 418 Dawes Road for the excavation of an open cut for the installation of piling, construction staging, including the erection of hoarding/fencing, parking of vehicles, storage of equipment and materials for the Toronto Public Library Board's redevelopment of the Dawes Road Branch Library (the "Easement Agreement").		
Property	A temporary easement interest in a portion of the property municipally known as 418 Dawes Road, Toronto, legally described as freehold, Lot 18, Plan 3433, Township of York S/T CA672865, City of Toronto, formerly East York, being part of PIN 10441-0215 (LT) and designated as Part 3 on Plan 66R-34250 as shown in Appendix "C" (the "Easement Lands").		
Actions	1. Authority be granted to enter into the Easement Agreement with the Owner for the acquisition by the City of the Easement Lands, substantially on the major terms and conditions outlined in Appendix "A", and including such other terms and conditions as may be deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	<p>The City will pay the Owner consideration in the amount of \$60,000.00 (plus HST) or 61,056.00 (net of HST recovery) for the easement in addition to a maximum amount of \$4,000.00 (inclusive of HST and disbursements) or \$4,070.40 (net of HST recovery) for the Owner's legal fees (subject to City review and approval of invoices from the Owner's lawyer). The City shall also pay all land transfer tax, approximately \$325.00, and the fees associated with the preparation and registration of the easement and reference plan. Following the expiration of the four (4) year term of the temporary easement, the City may elect to extend the term for a further period of one (1) year and pay the Owner additional consideration in the amount of \$15,000.00 (plus HST) or \$15,264.00 (net of HST recovery) and the applicable land transfer tax, approximately \$75.00.</p> <p>Funding is available in the 2024 Council Approved 2024-2033 Capital Budget for the TPL under cost centre CLB194-01.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>TPL is proposing a 4-storey replacement of the existing Dawes Road Branch Library located at 414-416 Dawes Road. To facilitate the redevelopment of the Dawes Road Branch Library, TPL require an easement agreement with the Owner for the use of the Easement Lands.</p> <p>The proposed fees and other major terms and conditions of the Easement Agreement are considered to be fair, reasonable and reflective of market rates based on appraisals conducted.</p>		
Terms	See Appendix "A"		
Property Details	Ward:	19 – Beaches-East York	
	Assessment Roll No.:	N/A	
	Approximate Size:	N/A	
	Approximate Area:	190 m ² ± (2,045 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/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 checked="" 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:

- 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:	Brad Bradford	Councillor:	
Contact Name:	Ashley Millman	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" 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:	No Objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Public Library	Division:	Financial Planning
Contact Name:	Harvey Mooradian	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Comments Incorporated

Legal Services Division Contact

Contact Name:	Chris Cieslik
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DAF Tracking No.: 2025-017	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Acting Manager, Real Estate Services Leila Valenzuela	Jan. 22, 2025	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan. 23, 2025	Signed by Alison Folosea

Appendix "A" – Major Terms and Conditions

Term:

Four (4) years, commencing on February 21, 2025 and ending no later than February 20, 2029.

Temporary Easement Fees:

The City shall pay consideration of \$60,000.00 (plus HST) to the Owner to obtain the temporary easement for a duration of the Term. A maximum amount of \$4,000.00 (inclusive HST and disbursements) for the Owner's legal fees, subject to invoices for legal fees being reviewed and approved by the City. The provincial portion of the Land Transfer Tax owing is approximately \$325.00. In addition, the City is responsible for the fees associated with the preparation and registration of the easement and reference plan.

Option to Extend Term:

The City may elect to extend the term for a further period of one (1) year and pay the Owner additional consideration in the amount of \$15,000.00 (plus HST) and the applicable land transfer tax, approximately \$75.00.

Permitted Use:

Use of the Easement Lands for the excavation of an open cut for the installation of piling on the City Lands and for the purposes of construction staging, including the erection of hoarding/fencing, parking of vehicles, storage of equipment and materials for the redevelopment of the Dawes Road Branch Library.

Registration of the Easement Agreement:

The City may register the Easement Agreement against title to the property at 418 Dawes Road at the sole cost and expense of the City.

Appendix "B" - Location Map



