



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

TRACKING NO.: 2025-108

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

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management										
Date Prepared:	11 April 2025	Phone No.:	416 338 4862										
Purpose	To obtain authority to acquire a permanent easement over a portion of the property adjacent to 23 George Street, Toronto, from Metrolinx for the purpose of construction, operation, and maintenance, of storm water management facilities and culvert.												
Property	A permanent easement interest in a portion of the property adjacent to 23 George Street, legally described as Part of Lots 6 and 7, Concession 5, West of Yonge Street, designated as Part 2 on Reference Plan 66R-25488; subject to an easement as in AT3532199; City of Toronto, being all of PIN 10322-0098 (LT) (the "Property"), as shown on the Location Map in Appendix "A". The permanent easement is shown as Part 8 on Reference Plan 66R-28693 as shown in Appendix "C" (the "Easement").												
Actions	1. Authority be granted to enter into an agreement with Metrolinx (the "Agreement") for the acquisition by the City of the Easement, for nominal consideration, substantially on the major terms and conditions set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
Financial Impact	There is no financial impact.												
Comments	The Toronto Catholic District School Board ("TCDSB") owns the property at 23 George Street. In accordance with the Notice of Approval Conditions 15 266271 WET 11 SA, sections 2 and 12, TCDSB is required to construct and maintain a shared-use storm water management facilities and a culvert on Metrolinx's lands to permit the drainage and flow of storm water from the City's streets and lands and provide an easement to the City at nominal consideration. Metrolinx has agreed to provide the Easement for nominal consideration on the terms and conditions set out below.												
Terms	<p>Consideration: nominal</p> <p>Use/Purpose: Permitting the drainage and flow of storm water from City's streets and lands in the vicinity of the Property on, through, under and across the Easement, and to permit TCDSB to construct and maintain the shared storm water management facilities and culvert.</p> <p>City's Covenants: The Easement shall be subject to the terms and conditions of an easement in favour of Canadian National Railway Company, Instrument No. AT3532199, including the requirement not to undertake any below grade excavation with in the Easement that would disrupt or damage any fibre optic equipment located within the Easement.</p> <p>Metrolinx's Covenants: To protect the Easement against damage during any work or construction on the Property and shall keep the Easement clear of obstructions, not interfere with the rights and privileges granted to the City, and not obstruct access to, damage, remove or adversely affect the Easement.</p> <p>Indemnity: Mutual indemnities provided from any claim, damage or loss suffered by the other party resulting from a breach of the terms and conditions of the Easement, except for claims arising from the negligence or wilful misconduct or in respect of any loss of profit or consequential damages suffered or incurred by the City or Metrolinx respectively.</p> <p>Insurance: The City shall maintain commercial general liability insurance with coverage not less than \$10 million dollars per occurrence or such other amount Metrolinx may from time to time reasonably require. Automobile liability insurance providing third party liability with \$5 million dollars inclusive limits per accident and accident benefits insurance, covering all licensed vehicles owned or leased by the City or any person for whom the City is responsible at law.</p>												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>5 - York South Weston</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>6968.5 sq. ft.</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	5 - York South Weston	Assessment Roll No.:		Approximate Size:		Approximate Area:	6968.5 sq. ft.	Other Information:	
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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 checked="" 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 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:	Frances Nunziata	Councillor:	
Contact Name:	Geno Orsi	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:	No Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Engineering and Construction Services	Division:	Financial Planning
Contact Name:	Giovanni Baldesarra	Contact Name:	Ciro Tarantino
Comments:	No Objection	Comments:	No Objection

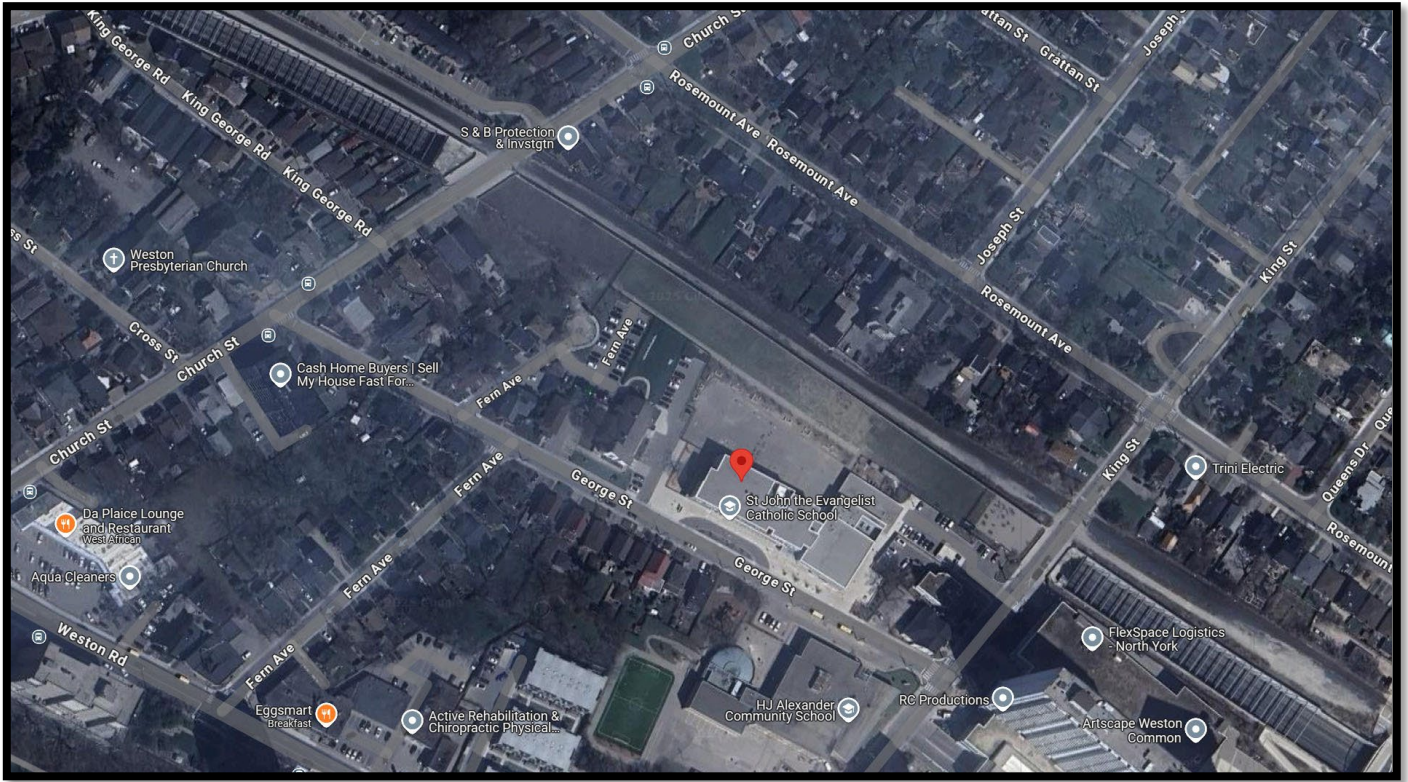
Legal Services Division Contact

Contact Name: Karen Pfuetzner

DAF Tracking No: 2025-108	Date	Signature
Concurred with by: Manager, Real Estate Services Eric Allen	April 16, 2025	Signed by Eric Allen
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 16, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by:		X

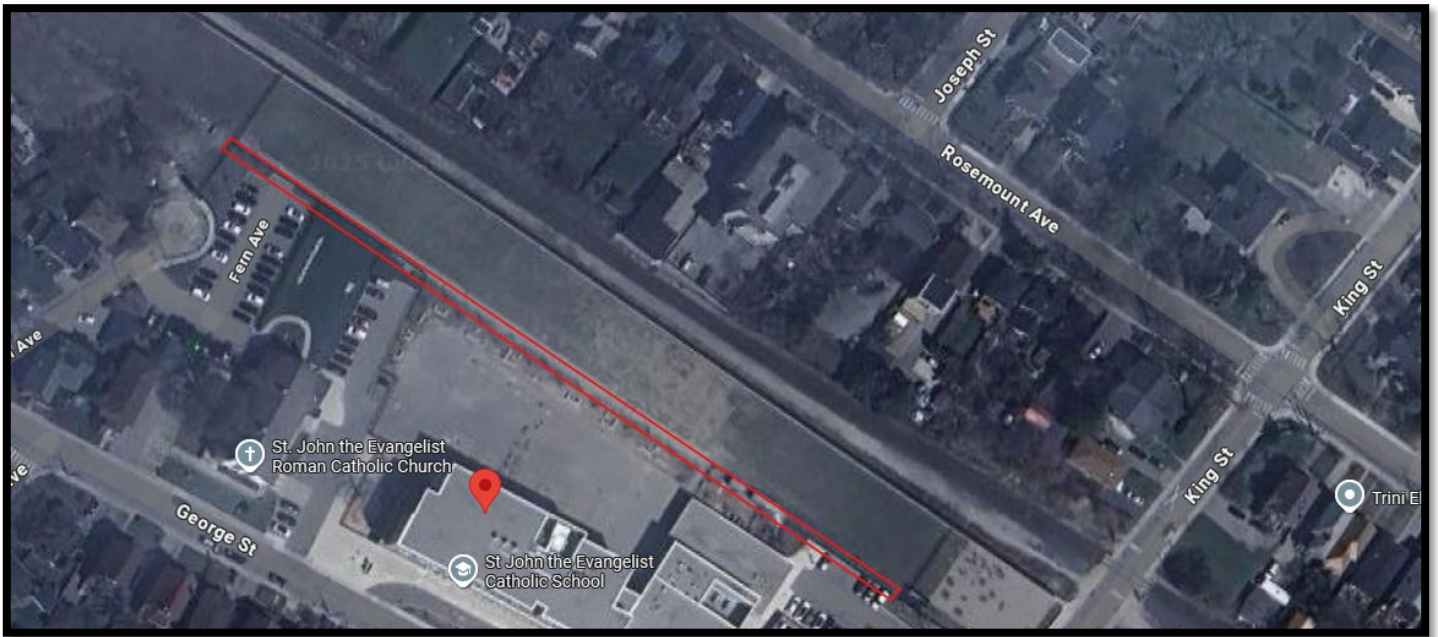
Appendix "A"

Location Map



Appendix "B"

Easement Area



Appendix “C”

REFERENCE PLAN 66R-28693

