



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

**TRACKING NO.: 2025-156**

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

<b>Prepared By:</b>	Joseph Sergnese	<b>Division:</b>	Corporate Real Estate Management										
<b>Date Prepared:</b>	May 7, 2025	<b>Phone No.:</b>	416-392-1857										
<b>Purpose</b>	To obtain authority to enter into an Access Licence Agreement with 33 Chatsworth Limited Partnership, by its general partner 33 Chatsworth GP Inc. (the "Licensee") with respect to the portion of the property municipally known as 33-41 Chatsworth Drive Toronto for the purpose of ingress and egress by foot, vehicles and/or trucks to access the Licensee's lands for material drop-off and for construction staging (the "Licence Agreement").												
<b>Property</b>	The portion of the property municipally known as 33-41 Chatsworth Drive, Toronto, legally described as Part of Lots 190, 191, 192 and 193, Plan 605E; Part of Block A, designated as Part 1 on Reference Plan 66R-29954												
<b>Actions</b>	1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
<b>Financial Impact</b>	The Licence fee to be paid to the City will be Forty-Eight Thousand Dollars (\$48,000.00), plus any applicable HST, based on an eighteen (18) month term. The Licensee has the right to extend the Agreement for up to six (6) additional months, on 60 days' notice. Total value of the Agreement, including optional extension, is Sixty-Four Thousand Dollars \$64,000 plus any applicable HST.												
<b>Comments</b>	<p>The Licensee is the registered owner 33-41 Chatsworth Drive which forms the Licensee's development lands to construct a low-rise residential condominium building containing 30 dwelling units. As part of the City's planning approval process for said development, the Licensee is required to convey a portion of the development lands to the City for public lands purposes ("City Lands")</p> <p>The Licensee requested and the City agreed to license a portion of the City Lands to the Licensee, immediately upon conveyance of the City Lands, to the City to facilitate the Licensee's access to its development project during construction, in accordance with the terms and conditions set out in this Delegated Approval Form and Appendix "A".</p> <p>The proposed Licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p>												
<b>Terms</b>	See Appendix "A"												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>Ward 8</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904115440006000000</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>360 square meters</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	Ward 8	<b>Assessment Roll No.:</b>	1904115440006000000	<b>Approximate Size:</b>		<b>Approximate Area:</b>	360 square meters	<b>Other Information:</b>	
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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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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 checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	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:	Planning, Development Client Review	Division:	<b>Financial Planning</b>
Contact Name:	David Sit	Contact Name:	Ciro Tarantino
Comments:	concur	Comments:	concur

**Legal Services Division Contact**

Contact Name: Finuzza Mongiovi

DAF Tracking No.: 2025-156	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Josie Lee	May 12, 2025	Signed by Josie Lee
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	May 12, 2025	Signed by Alison Folosea

## Appendix "A"

### Major Terms and Conditions

Licensed Area:	360 square meters.
Licence Fee:	Forty-Eight Thousand Dollars (\$48,000.00), plus any applicable HST or other taxes
Term:	period of 18 months, commencing on the day the City Lands is conveyed to the City and ending 18 months thereafter.
Options to Renew:	Licensee shall have the option during the term, to extend the term for a period not greater than six (6) months, on the same terms and conditions contained in the License Agreement plus any applicable fees.
Use:	ingress and egress by foot, vehicles and/or trucks to access the Licensee's development lands for material drop-off and for construction staging.
Insurance:	<p>Licensee agrees to purchase and maintain:</p> <p>Commercial General Liability Insurance which has inclusive limits of not less than Five Million Dollars (\$5,000,000.00) per occurrence</p> <p>Contractor's Pollution Liability with a minimal limit of One Million Dollars (\$1,000,000.00)</p> <p>Standard Automobile Liability coverage with a limit of at least Two Million Dollars (\$2,000,000.00)</p> <p>any such other insurance as the City, acting reasonably, may require</p>
Early Termination:	in the event of any breach or default of the provisions of the Licence the City may immediately terminate the Licence. The City shall have the right to retain the full Licence Fee, to recover other amounts owing to the City.

Appendix "B"

Location Map

