



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

TRACKING NO.: 2025-205

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

Prepared By:	Carm Curcuruto	Division:	Legal File No. 2600-700-7445-2024										
Date Prepared:	July 28, 2025	Phone No.:	416-397-5599										
Purpose	<p>To consent to the release of the following:</p> <ol style="list-style-type: none"> 1. Section 37 Agreement E191031, registered on, August 20, 1998 2. Amended Section 37 Agreement E420772, registered on June 7, 2001 3. Assumption Agreement (Section 37 Agreement) AT4197091, registered on April 19, 2016 4. Assumption Agreement (Section 37 Agreement) AT5375901, registered on February 27, 2020 5. Parking Garage Development Agreement CT625756, registered on October 20, 1983 6. Parking Garage Development Agreement C97731, registered on October 20, 1983 7. Parking Agreement (Harbourpoint I & II) CT703730, registered on February 11, 1985 <p>(collectively the "Agreements")</p> <p>from the lands described as:</p> <p>As to Agreements 1-4: Parcel 1-2 Section A616E; part of Block 1 Plan 616E; part of Block 2 Plan 616E, Toronto, being Part 3, on 66R18609; being all of PIN 21419-0037 (LT), Parcel 2-1 Section A616E; part Block 2 Plan 616E; Toronto, being Part 2, on 66R18609; being all of PIN 21419-0066 (LT), and Parcel 1-1 Section A616E; Part of Block 1 Plan 616E; part of Block 2 Plan 616E Toronto, being Part 1 on 66R18609; being all of PIN 21419-0067 (LT)</p> <p>As to Agreement 5: Parcel 1-1 Section A616E; Part of Block 1 Plan 616E; part of Block 2 Plan 616E Toronto, being Part 1 on Reference Plan 66R18609; being all of PIN 21419-0067 (LT)</p> <p>As to Agreement 6: Parcel 2-1 Section A616E; part Block 2 Plan 616E; Toronto, being Part 2, on Reference Plan 66R18609; being all of PIN 21419-0066 (LT)</p> <p>As to Agreement 7: Parcel 1-1 Section A616E; Part of Block 1 Plan 616E; part of Block 2 Plan 616E Toronto, being Part 1 on Reference Plan 66R18609; being all of PIN 21419-0067 (LT)</p>												
Property	200 Queens Quay West												
Actions	To consent to the release of the Agreements from the properties described.												
Financial Impact	There is no financial impact.												
Comments	<p>The eight-storey public parking garage located on the Property has recently been demolished. 200 Queens Quay Inc., the Owner proposes to construct a mixed-used development on the Property which includes a commercial parking garage. City Council at its meeting of July 19, 20, 21 and 22, 2022, by adoption of Item TE34.35 approved the owner's application for a Zoning By-law Amendment for the Property and enacted By-law 1012-2022 to permit the new development. The Owner has subsequently been engaged with the City Legal Division and City Planning staff in the negotiation of a Section 37 Agreement with respect to the new development. The Agreements will be superseded and, to the extent that there are parking obligations in the Agreements that will continue to apply, they are secured through the Zoning By-law Amendment and the associated Section 37 Agreement. The Consent document will be issued but held in escrow until the Section 37 Agreement is fully executed and registered on title to the Property.</p>												
Terms	<p>Susan Mcalpine, Planner, Community Planning, Toronto & East York District, confirmed by email dated May 29, 2025, that as the owners are in the process of executing a new Section 37 Agreement associated with the proposed redevelopment, the existing Agreements will no longer be required. Therefore, it is appropriate to consent to the release of the Agreements from the Property.</p> <p>Leslie Forder, Solicitor, Planning & Administrative Tribunal Law, by email dated July 31, 2025, gives her concurrence with Community Planning's consent to release of the Agreements, upon the new Section 37 Agreement being fully executed and registered on title. The Agreements will be superseded by the Section 37 Agreement for the redevelopment which, along with the Zoning By-law Amendment, captures any associated parking obligations that will continue to apply and are therefore no longer applicable.</p>												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Ward 10 Spadina-Fort York</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></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Ward 10 Spadina-Fort York	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	
Ward:	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:	Legal Planning & Administrative Tribunal Law
Contact Name:	Susan Mcalpine	Contact Name:	Leslie Forder
Comments:	No Objection	Comments:	No Objection

Legal Services Division Contact

Contact Name: Carm Curcuruto, Legal Conveyancing Clerk

DAF Tracking No.: 2025-205	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Deputy City Solicitor, Real Estate Law Ray Mickevicius	2025-Jul-31	Signed by Ray Mickevicius
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	2025-Jul-31	Signed by Alison Folosea