



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

TRACKING NO.: 2025-217

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 30, 2025	Phone No.:	416-397-5599										
Purpose	To consent to the partial release of the Metro Parking Agreement registered as C859601, on October 12, 1993, (the "Metro Parking Agreement") from the lands described as Parcel 2-1 Section A616E; Block 2 Plan 616E; Toronto, being Parts 4, 5 and 6, on Reference Plan 66R34503; being all of PIN 21419-0066 (LT), and part of Parcel 1-1 Section A616E; part of Block 1 Plan 616E. part of Block 2 Plan 616E Toronto, being Parts 1, 2, 3, on Reference Plan 66R34503; being part of PIN 21419-0067 (the proposed Park Lands) and Parcel 1-1 Section A616E; part of Block 1 Plan 616E, part of Block 2 Plan 616E, Toronto, being Parts 22 & 23 on Reference Plan 66R34503; being part of PIN 21419-0067 (LT), (the proposed "Road Widening Lands")												
Property	200 Queens Quay West (the former "Parking Garage")												
Actions	To consent to the release of the Metro Parking Agreement from the properties described.												
Financial Impact	There is no financial impact.												
Comments	<p>The previous owner of the Property, Her Majesty the Queen in Right of Canada, entered into the Metro Parking Agreement with Metropolitan Toronto to provide parking spaces in the Parking Garage for daily use by employees of Metro Works Department who were required to take transportation to the works facility on Toronto Island. This Agreement is now utilized by Toronto Water, City of Toronto. The current owner of the Property, being 200 Queens Quay Inc., has demolished the Parking Garage and proposes to construct a mixed-used development on the Property. 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 (the "Development").</p> <p>The development requirements to be secured in a Section 37 Agreement between the current owner and the City include the requirement that parking pursuant to the Metro Parking Agreement be accommodated within the Development. The development requirements also include that the owner transfer to the City the Park Lands and Road Widening Lands which are to be free and clear of any encumbrances. The Metro Parking Agreement is proposed to remain registered against the balance of the Development lands. Accordingly, it is appropriate to consent to the partial release of the Metro Parking Agreement from title to the Park Lands and the Road Widening Lands being conveyed to the City.</p> <p>Before execution of the Section 37 Agreement and related Site Plan Agreement, the current owner requested the Consent for partial release of the Metro Parking Agreement from the lands to be conveyed to the City to ensure it would be able to satisfy its obligations. The conveyances are not imminent and will occur at milestones as the Development progresses. It is proposed that, once issued, the Consent documents will be held in escrow until the time that those conveyances are to be implemented.</p>												
Terms	<p>Susan McAlpine, Planner, Community Planning, Toronto & East York District, has advised that, through discussion with Toronto Water, she is aware that alternative arrangements have been made by the current owner for the provision of parking required under the Metro Parking Agreement during construction of the Development (demolition of the parking garage has now occurred). Susan McAlpine confirmed by email dated May 29, 2025, in consultation with Leslie Forder, Planning Solicitor, Planning and Administrative Tribunal Law, that City Planning has no objections with the partial release of the Metro Parking Agreement from the lands being conveyed to the City provided it remains on the balance of the Development lands. The parking required under the Metro Parking Agreement is to be provided in the commercial parking garage proposed in the Development. It is, therefore, appropriate to release the Metro Parking Agreement from the Park Lands and the Road Widening Lands at the time of those conveyances to the City.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">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.: 2025-217	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