



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

**Tracking No.: 2025-390**

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

<b>Prepared By:</b>	Carm Curcuruto	<b>Division:</b>	Legal File No. 2600-700-7462-2025
<b>Date Prepared:</b>	November 26, 2025	<b>Phone No.:</b>	416-397-5599
<b>Purpose</b>	To consent to the release of Instrument Number AT4002971, being an Imagination, Manufacturing, Innovation and Technology Tax Increment Equivalent Grant Agreement, registered on September 8, 2015, amended by Instrument Number AT4137032, on February 3, 2016 (the "IMIT Agreements") and Instrument Number CT915983, registered on December 1, 1987 being a Collateral Agreement ( the "Collateral Agreement" ) from the lands described as Lot 2 and 3 Plan 636 City West; part Lot 4 Plan 636 City West as in CA334344, being all of PIN 21254-0278 (LT) (the "Property").		
<b>Property</b>	720 Bathurst Street, Toronto		
<b>Actions</b>	To consent to the release of the IMIT Agreements and Collateral Agreement from the Property.		
<b>Financial Impact</b>	There is no financial impact.		
<b>Comments</b>	<p>The owner of the Property, Centre For Social Innovation entered into an IMIT Agreement, amended by Instrument Number AT4137032, (the "IMIT Agreements") with the City for a development grant. The owner is no longer receiving the grant through the IMIT program. Therefore, the IMIT Agreements registered as Instrument AT4002971 and Instrument AT4137032 against the Property are unnecessary.</p> <p>The previous owner entered into a Collateral Agreement regarding a noise impact study, to maintain a small garbage storage area and to construct transformer vaults, Hydro, Bell Telephone and sewer manholes in connection with the development. Community Planning is satisfied that all the obligations in the Collateral Agreement have been completed and have no objection to the release.</p>		
<b>Terms</b>	<p>Candice Valente, Senior Business Development Officer, Economic Development &amp; Culture, confirmed by e-mail dated November 19, 2025, and Daiana Villarreal, Economic Development Officer, Economic Development &amp; Culture, Confirmed by e-mail dated November 28, that the owner is no longer receiving the development grant. As the owner is no longer receiving the grant the IMIT Agreements are no longer required. Therefore, it is appropriate to consent to the release of the IMIT Agreements from the Property.</p> <p>David Driedger, Manager, Community Planning, Toronto &amp; East York District, confirmed by e-mail dated November 18, 2025, that numerous changes have been made to the site and all the obligations and requirements have been satisfied. Therefore, it is appropriate to consent to the release of the Collateral Agreement from the Property.</p> <p>Lisa MacCumber, Senior Engineer, Toronto Water, confirmed by e-mail dated November 26, 2025, that Toronto Water will consent to release of the Collateral Agreement from the Property. Therefore, it is appropriate to consent to the release of the Collateral Agreement from the Property.</p>		
<b>Property Details</b>	<b>Ward:</b>	Ward 11 University – Rosedale	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>		
	<b>Approximate Area:</b>		
	<b>Other Information:</b>		

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/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><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 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 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:	Economic Development & Culture	Division:	Community Planning
Contact Name:	Candice Valente, Senior Business Development Officer Daiana Villarreal, Economic Development Officer	Contact Name:	David Driedger, Manager
Comments:	No objection.	Comments:	No objection.

**Legal Services Division Contact**

Contact Name: Carm Curcuruto, Legal Conveyancing Clerk

DAF Tracking No.: 2025-390	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Deputy City Solicitor, Real Estate Law Ray Mickevicius	2025-Nov-28	Signed by Ray Mickevicius
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	2025-Nov-28	Signed by Alison Folosea