



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

TRACKING NO.: 2025-178

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

| | | | |
|-------------------------|--|---|----------------------------------|
| Prepared By: | Miles Argue | Division: | Corporate Real Estate Management |
| Date Prepared: | May 26, 2025 | Phone No.: | 416-397-7222 |
| Purpose | To consent to the registration by KS Eglinton Square Inc. ("Landlord"), as landlord to Toronto Public Library Board's lease dated December 17, 1998, as extended and amended from time to time (the "Lease"), over Unit 126 in the Eglinton Square Shopping Centre, municipally known as 1 Eglinton Square, Toronto, PINs 06452-0123 (LT) and 06452-0119 (LT) (the " Property "), of applicable instruments required to fully release certain interests set out in Appendix "A" from title to the Property and from the title of the adjoining property known municipally as 40 Eglinton Square, Toronto, PIN 06452-0121 (LT) owned by Metro Ontario Real Estate Limited (the " Metro Lands "). | | |
| Property | Part of the property municipally known as 1 Eglinton Square, Toronto, legally described as Part of Lots 26, 27 & 28 on Plan 4200 (&ol.), City of Toronto, being Part of PINs 06452-0123 (LT) & 06452-0119 (LT), (the "Property"), as shown on the Location Map attached in Appendix "B". Part of the property municipally known as 40 Eglinton Square, Toronto, being Part of PIN 06452-0121 (LT) as shown on the Location Map attached in Appendix "B-1" | | |
| Actions | 1. Authority be granted to grant the Consent by the City for the release of the Interests, as set out on Appendix "A" attached hereto, to the Landlord, subject to the limitations and conditions deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. | | |
| Financial Impact | There is no financial impact to the City arising out of the granting of the Consents herein. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section. | | |
| Comments | Toronto Public Library Board ("TPL") entered into the Lease with the Landlord for the purpose of operating the Eglinton Square branch of the Toronto Public Library on part of the Property. A notice of the Lease was registered on title to the Property on June 27, 2002 (the "Notice of Lease") Prior to the execution of the Lease, the Landlord had obtained the Interests over parts of the Metro Lands in connection with the development and operation of the Eglinton Square Shopping Centre on the Property. The Interests were registered on title to the lands, and following the registration of the Notice of Lease in 2002, the Interests were postponed in favour of the Notice of Lease. The Landlord has deemed that the Interests are no longer required for the operation of the Eglinton Square Shopping Centre and has agreed to release and discharge all of the Interests, which first requires the Consent to be given by TPL. The terms of the lease fall outside of the jurisdictional limits of TPL, as outlined in Chapter 137 of the Toronto Municipal Code; therefore, the city is granting consent on behalf of TPL. Staff of the Toronto Public Library have reviewed the Interests and have confirmed that the release and discharge of the Interests by the Landlord will not impact the operation of the Eglinton Square Branch of the Toronto Public Library under the Lease. The Consent by the City to the release and discharge of the Interests by the Landlord is considered to be fair and reasonable. | | |
| Terms | The City, on behalf of TPL, shall irrevocably consent to the registration by the Landlord of applicable instruments required to fully release the Interests from title to the Property and to the Adjoining Lands, at the Landlord's sole expense. | | |
| Property Details | Ward: | 20 – Scarborough Southwest | |
| | Assessment Roll No.: | 1901 024 2800 0400 | |
| | Approximate Size: | Irreg. | |
| | Approximate Area: | 929.03 yy m ² ± (10,000 ft ² ±) | |
| | 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 checked="" 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: | Parthi Kandavel | Councillor: | |
| Contact Name: | Tashin Rodoshi, Operations Manager | Contact Name: | |
| Contacted by: | Phone <input type="checkbox"/> x E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> | Contacted by: | Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> |
| Comments: | | Comments: | |

Consultation with Divisions and/or Agencies

| | | | |
|---------------|------------------------|---------------|---------------------------|
| Division: | Toronto Public Library | Division: | Financial Planning |
| Contact Name: | Harvey Mooradian | Contact Name: | Ciro Tarantino |
| Comments: | | Comments: | |

Legal Services Division Contact

| | |
|---------------|-------------|
| Contact Name: | Michelle Xu |
|---------------|-------------|

| DAF Tracking No.: 2025-178 | Date | Signature |
|---|--------------|--|
| Concurred with by: Manager, Real Estate Services | | X |
| <input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen | July 9 2025 | X  |
| <input type="checkbox"/> Approved by: | | |
| <input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea | July 9, 2025 | X  |

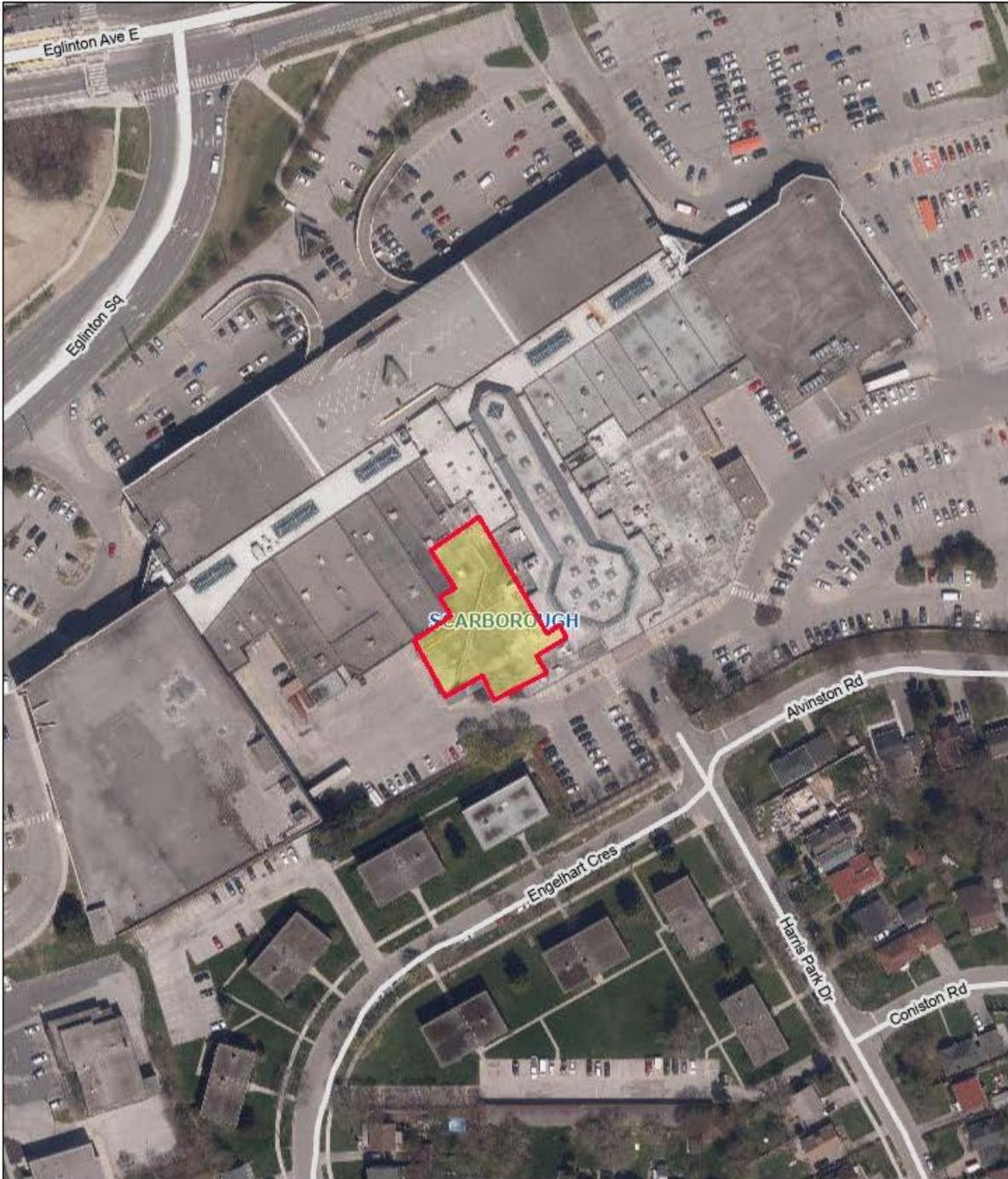
Appendix "A"

The Interests

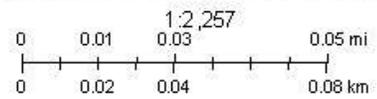
1. Agreement dated December 16, 1957, between Monarch Mortgage and Investments Limited, as prior owner of the Property, and Dominion Stores Limited, as prior owner of the Metro Lands, granting permission to the owner of the Property to, inter alia, connect a catch basin to the storm drainage system located on part of the Metro Lands, registered on title to the Property on June 12, 2002, as Instrument No. E551185, and on title to the Metro Lands on December 16, 1957, as Instrument No. SC211312.
2. Agreement dated August 1, 1962, between Dominion Stores Limited, as prior lessee of the Metro Lands, Monarch Investments Limited, as prior owner of the Property, and Sun Life Assurance Company, as prior owner of the Metro Lands, imposing use restrictions, registered on title to the Property and the Metro Lands on October 19, 1962, as Instrument No. SC298107.
3. Agreement dated August 2, 1963, among Dominion Stores Limited, as prior lessee of the Metro Lands, Monarch Investments Limited, as prior owner of part of the Property described in PIN 06452-0123, Rupert's Land Trading Company, as prior owner of part of the Property described in PIN 06452-0119, The Governor and Company of Adventurers of England Trading Into Hudson's Bay, as a lessee of part of the Property described in PIN 06452-0119, and Sun Life Assurance Company of Canada, as a mortgagee of part of the Property described in PIN 06452-0123, registered on title to the Property and the Metro Lands on February 11, 1964, as Instrument No. SC316925, as assigned by an assignment agreement registered on November 24, 1993, against part of the Property described in PIN 06452-0119 as Instrument No. TB930571.
4. Transfer of easement dated February 2, 1965, granting an easement in favour of part of the Property to maintain a canopy and entranceway, burdening part of the Metro Lands, registered on April 21, 1965, as Instrument No. SC335626.

Appendix "B"

Location Map



May 26, 2025



City of Toronto

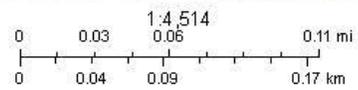
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APPENDIX "B-1"

METRO LANDS



June 9, 2025



City of Toronto

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