

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

TRACKING NO.: 2026-114

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:	March 18, 2026	Phone No.:	416-397-5599

<b>Purpose</b>	To consent to the release of the existing Limiting Distance Agreement registered as E463264, on October 4, 2001, (the "LDA") from the lands described as Parcel 1-2 Section A616E; part of Block 1 Plan 616E; part of Block 2 Plan 616E, Toronto, being Part 3, on Reference Plan 66R18609; being all of PIN 21419-0037 (LT), 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), 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), from the lands described as all units on all levels and the Common Elements comprising Toronto Standard Condominium Plan Number 1598, PIN's 12598-0001 (LT) to 12598-1085(LT) ") all levels and the Common Elements comprising Toronto Standard Condominium Plan Number 1649, PIN's 12649-0001 (LT) to 12649-0968 (LT) and from all units on all levels and the Common Elements comprising Toronto Standard Condominium Plan Number 1686, PIN's 12686-0001(LT) to 12686-0798(LT) (the "Properties")
<b>Property</b>	200, 208, 218 Queens Quay West, 8 York Street (the "Properties")
<b>Actions</b>	To consent to the release of the Limiting Distance Agreement from the properties described.
<b>Financial Impact</b>	There is no financial impact.
<b>Comments</b>	<p>The existing LDA is from June 2001. It was entered into by the developer of the Waterclub condominiums, the federal government and the City. The benefiting properties under the existing LDA are the three existing residential Waterclub condo towers (218 QQW, 208 QQW, and 8 York St). The former federal lands, an eight-storey public parking garage located at 200 Queens Quay W has since been demolished and the new owner, 200 Queens Quay Inc., 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 existing LDA is no longer required for 208 QQW and 8 York St. However, to secure Ontario Building Code compliance for exposed openings on the north wall of the 218 Waterfront condo tower, the Owner and the 218 QQW Waterclub condo tower have entered into a new LDA. The new LDA was entered into by the Owner, the 218 QQW condo, and the City on January 16, 2026, and registered on title as Instrument Number AT7021276 on March 6, 2026.</p> <p>As the existing LDA has been superseded with the new LDA it is therefore appropriate to release the above existing LDA from the above lands.</p>
<b>Terms</b>	Anthony De Francesca, Director & DCBO, Plan Review (A), Toronto & East York District, in consultation with Angus MacKay, Solicitor, Litigation Section, Legal Services, confirmed by e-mail dated January 22, 2026, that for the reasons noted above, Toronto Building has no objection to the release of the existing LDA

<b>Property Details</b>	<b>Ward:</b>	Ward 10 Spadina-Fort York
	<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/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 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	E-Mail	Memo	Other
Comments:		Comments:		

**Consultation with Divisions and/or Agencies**

Division:	Toronto Building, Director & DCBO	Division:	Legal Services, Litigation Section
Contact Name:	Anthony De Francesca	Contact Name:	Angus MacKay, Solicitor,
Comments:	No Objection	Comments:	No Objection

**Legal Services Division Contact**

Contact Name: Carm Curcuruto, Legal Conveyancing Clerk

DAF Tracking No.: 2026-114	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Deputy City Solicitor, Real Estate Law Ray Mickevicius	2026-Mar-20	Signed By Ray Mickevicius
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	2026-Mar-20	Signed By Alison Folosea