

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

Tracking No.: 2026-233

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. 2600-700-7074-2025
Date Prepared:	June 16, 2026	Phone No.:	416-397-5599
Purpose	To consent to the release of the following: - Development Agreements registered as Nos. C579502 (Land Titles) and CA36499 (Registry) - Collateral Agreements registered as Nos. C579503 (Land Titles) and CA36500 (Registry) registered on July 4, 1989 (collectively, the "Agreements"), from lands described as follows; - PCL 6-2 SEC A7A; LT 6 PL 7A TORONTO PT 4 & 5, 66R15625; SUBJECT TO AN EASEMENT AS IN E445428; TORONTO, CITY OF TORONTO, BEING PIN 21091-0013(LT) - PCL 12-1 SEC A7A; LT 12 BLK 1 E/S ONTARIO ST PL 7A TORONTO PT 2, 66R17669; TORONTO, CITY OF TORONTO, BEING PIN 21091-0014(LT) - PCL 5-1 SEC A7A; LT 5 PL 7A TORONTO PT 3, 66R17669; THE BOUNDARIES OF THE SLY LIMIT OF BERKELEY ST HAVE BEEN CONFIRMED BY BA1749 REGISTERED AS CT417089; TORONTO, CITY OF TORONTO, BEING PIN 21091-0015(LT) - LT 3-6 PL 454 CITY EAST; LT 2-3 PL 7A TORONTO; PT 4 PL 7A TORONTO; PT LANE PL 454 CITY EAST AS CLOSED BY CT361666 PT 6, 7, 64R15578; S/T & T/W CA672868; CITY OF TORONTO, BEING PIN 21091-0166(LT) (collectively the "Properties")		
Property	49 Ontario Street and 72-94 Berkeley Street (Properties)		
Actions	To consent to the release of the Agreements from the Properties.		
Financial Impact	There is no financial impact.		
Comments	The previous owners entered into Agreements relating to the construction of recording studio building and basement with postproduction studios and executive offices. The Agreements required the owners to complete various improvements to the street allowances and to pay a cash contribution and an administration fee. The Properties are now under a new application for a new development, and new agreements have been registered on title. Therefore, the Agreements are no longer required, it is appropriate to consent to the release of the Agreements from the Properties.		
Terms	Paul Johnson, Manager, Community Planning, Downtown Section, Toronto and East York District, confirmed by email dated May 19, 2026, that the Agreements are not applicable to the new development. Therefore, it is appropriate to consent to the release of the Agreements from the Properties		
Property Details	Ward:	Ward 13- Toronto Centre	
	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:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensors): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☒ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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:	Community Planning, Downtown Section, Toronto and East York District,	Division:	
Contact Name:	Paul Johnson, Manager	Contact Name:	
Comments:	No objection.	Comments:	

Legal Services Division Contact

Contact Name: Carm Curcuruto, Legal Conveyancing Clerk

DAF Tracking No.: 2026-233	Date	Signature
☒ Recommended by: Deputy City Solicitor, Real Estate Law Ray Mickevicius	2026-Jul-10	Signed By Ray Mickevicius
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	2026-Jul-10	Signed By Alison Folosea