



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

TRACKING NO.: 2026-190

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

Prepared By:	Brian Majcenic	Division:	Corporate Real Estate Management
Date Prepared:	July 6, 2026	Phone No.:	416-392-1485
Purpose	To obtain authority to enter into a permanent easement agreement with Toronto District School Board ("TDSB") to facilitate the construction of the Black Creek Sanitary Trunk Sewer Relief System project.		
Property	A permanent easement interest in a portion of the property municipally known as part of 1900 Keele Street, Toronto, legally described as Part of Lot C, Plan 285 Township of York as in CY309484 except CY321795 & Plan 3898; Toronto (York), City of Toronto, designated as Part 1 on draft Reference Plan Drawing Numbers BC-EAS023, being part of Part of PIN 10496-0010 (LT) (the "Easement"), as shown in Appendix "A".		
Actions	1. Authority be granted to enter into an agreement with TDSB (the "Agreement") for the acquisition by the City of the Easement, for the sum of \$320,000, plus HST, substantially on the major terms and conditions set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	The City will advance to TDSB a payment of \$320,000 plus HST for the purchase of the permanent easement. Funding for the compensation is available in the Toronto Water 2026 Capital Budget and 2027-2035 Capital Plan under account CWW014-20-11. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.		
Comments	A new sanitary trunk relief sewer system is being constructed to upgrade the existing Black Creek sanitary trunk sewer that runs parallel to Black Creek, from Finch Avenue (between Jane Street and Keele Street) to the Humber Sanitary Trunk Sewer near Scarlett Road and Dundas Street. The Easement is required to construct a portion of the new sewer. The terms and conditions of the Agreement are considered fair, reasonable and reflective of market value, substantially on the major terms and conditions set out below.		
Terms	Interest Acquired:	A permanent easement for the purposes of accessing, surveying, laying, constructing, installing, erecting, operating, using, inspecting, maintaining, removing, renewing, repairing, replacing, altering, enlarging, expanding, and reconstructing the municipal sewer presently existing or existing at any time in the future within the lands, and any new or additional municipal services that may be constructed within the lands	
	Consideration:	\$320,000 plus applicable HST	
	Additional City Cost:	City is responsible for the payment of registration fees and land transfer taxes, if applicable	
Property Details	Ward:	5 – York South-Weston	
	Assessment Roll No.:	1914054040009000000	
	Approximate Size:		
	Approximate Area:	1,530.9 m ²	
	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:	Frances Nunziata	Councillor:	
Contact Name:	Councillor Nunziata	Contact Name:	
Contacted by:	Phone ☐ x E-Mail ☒ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Engineering & Construction Services	Division:	Financial Planning
Contact Name:	Ajay Puri	Contact Name:	Maria Djergovic
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name: Karen Pfuetzner

DAF Tracking No.: 2026-190	Date	Signature
☒ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	July 9, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	July 22, 2026	Signed By Alison Folosea



Draft Reference Plan

