

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

Tracking No.: 2026-260

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

Prepared By:	Claret Smith	Division:	Legal File No. 2600-700-2453-2026										
Date Prepared:	July 20, 2026	Phone No.:	416-392-1488										
Purpose	To consent to the release of Instrument Number AT5050019, being an Imagination, Manufacturing, Innovation and Technology Tax Increment Equivalent Grant Agreement, registered on January 9, 2019, (the "IMIT Agreement ") from the lands described as Firstly: Part Lorne Street, Plan 655E (formerly Harbour Street & Harbor Street closed by ES12711) Part 81, Plan 66R29496; and Secondly: Part Lorne Street (formerly Harbour Street & Harbor Street closed by ES12711) & Part Blocks 2 & 3 Plan 655E, Parts 1 to 40 incl., 64, 65, 66 and 67 Plan 66R28939 except Parts 64, 74, 76 & 78 Plan 66R29496 and except Parts 82 & 83 Plan 66R29629; being all of PIN 21384-0294 (LT) (the "Property").												
Property	1 York St, Toronto												
Actions	To consent to the release of the IMIT Agreement from the Property.												
Financial Impact	There is no financial impact.												
Comments	The owner of the Property, One York Street Inc. entered into IMIT Agreement with the City for a development grant. The IMIT Agreement has been fully completed and satisfied. The final payment has been issued and all obligations under the term of the IMIT Agreement have been fulfilled. Therefore, the IMIT Agreement registered as Instrument Number AT5050019 against the Property is unnecessary. Candice Valente, Senior Business Development Officer, Economic Development & Culture, confirmed by e-mail dated May 13, 2026, that the IMIT Agreement has been fully completed and has been satisfied, the required payments have been made in full, and all conditions and obligations have been fulfilled. Therefore, it is appropriate to consent to the release of the IMIT Agreement from the Property.												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>Spadina-Fort York (10)</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Spadina-Fort York (10)	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	
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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:	Economic Development & Culture	Division:	
Contact Name:	Candice Valente, Senior Business Development Officer	Contact Name:	
Comments:	No objection.	Comments:	

Legal Services Division Contact

Contact Name:	Claret Smith, Legal Conveyancing Clerk
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DAF Tracking No.: 2026-260	Date	Signature
☒ Recommended by: Deputy City Solicitor, Real Estate Law Ray Mickevicius	2026-Sep-03	Signed By Ray Mickevicius
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	2026-Sep-03	Signed By Alison Folosea