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

TRACKING NO.: 2026-315

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

Prepared By:	Susan Kemp	Division:	Legal File No. 2600-700-2996-2026
Date Prepared:	September 24, 2026	Phone No.:	416 397-5352

Purpose

To consent to the partial release of the following:

1. Three Party Agreement #AT5074628, registered on February 12, 2019
2. Amending Three Party Agreement #AT5269151, registered on October 23, 2019
3. Amending Three Party Agreement #AT6574843, registered on May 17, 2024
4. Agreement For Dedication of Land Within the Lower Yonge Precinct For Park Purposes #AT5116852, registered on April 18, 2019

(the "Agreements"), from the lands described as part of Block A, Plan 754E, designated as Part 5 on Reference Plan 66R34563, being part of PIN 21384-0364 (LT) (the "Road Widening Lands").

Property

1 to 7 Yonge Street, Toronto

Actions

To consent to the partial release of the Agreements from the Road Widening Lands.

Financial Impact

There is no financial impact.

Comments

The owner entered into various Planning Agreements with the City regarding the approval of a plan of subdivision. The Three Party Agreement and the two Amending Agreements are to provide for mitigation requirements of the proposed development of the lands, financial contribution and maintenance. The Agreement For Dedication of Land Within the Lower Yonge Precinct For Park Purposes is related to the plan of subdivision and to provide the establishment of a large central park. As the City of Toronto requires a portion of this land for road widening purposes, it is therefore appropriate to partially release the Agreements from the Road Widening Lands.

All 4 Agreements will remain registered on title to the original lands described as PIN 21384-0364 (LT) designated as Part 3 on Reference Plan 66R32052, save and except Part 5 on Reference Plan 66R34563.

Terms

George Pantazis, Senior Planner, Community Planning, confirmed by email dated September 10, 2026, that the Agreements were for land use compatibility with Redpath, which does not interfere with the required road widening conveyance to the City.

Cynthia Owusu-Gyimah, Senior Project Manager, Parks Development, confirmed by email dated September 21 and 22, 2026, the requirements of the park agreement are no longer needed on that strip of land to be conveyed for road widening purposes. The park agreement was established to ensure that a central park was dedicated to the City, and which said park has since been provided.

As a result, it is therefore appropriate to consent to the partial release of the Agreements from the Road Widening Lands.

Property Details

Ward:	10 Spadina – Fort York
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:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(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.	☐ **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(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.	☐ **(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.	**Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(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			
[x] 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	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:		Comments:	
Consultation with Divisions and/or Agencies			
Division:	City Planning	Division:	Parks Development
Contact Name:	George Pantazis	Contact Name:	Cynthia Owusu-Gyimah
Comments:	No Objection	Comments:	No Objection
Legal Services Division Contact			
Contact Name:	Susan Kemp, Legal Conveyancing Clerk		

DAF Tracking No.: 2026-315	**Date**	**Signature**
[X] **Recommended by:** **Deputy City Solicitor, Real Estate Law Ray Mickevicius** [ ] **Approved by:**	Sept 29/26	Signed By Ray Mickevicius
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	Sept 29, 2026	Signed By Alison Folosea