TORONTO

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

TRACKING NO.: 2026-104

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. 2600-753-6495-2024
Date Prepared:	February 19, 2026	Phone No.:	416 397-5352

Purpose

To consent to the release of two Easements registered as Instrument Number LT406757 on January 21, 1946 and Instrument Number CT96599 on November 20, 1974, (the "Easements") which benefit the lands described as Parcel 3-2, Section M567, Lots 3, 4, 13, 14 & 15, Plan M567, part of Lots 9 and 11, Plan M567, designated as Part 1 on Reference Plan 66R8628 and part of Lot 10, Plan 61, designated as Parts 1, 3 – 6, on Reference Plan 66R6147, being the whole of PIN 21313-0003 (LT) (the "Dominant Property"), from the lands described as Lot 24, Plan D1382 and part of Lot 9, Plan 61, designated as Parts 1 to 4 on Reference Plan 66R32050 being the whole of PIN 21313-0693, and Parcel 1-1, Section M567, Lots 1, 8, 10, 12, 16 to 20, and part of Lots 2, 9 and 11, Plan M567, designated as Parts 2, 3, 4 and 6 on Reference Plan 66R9966, being the whole of PIN 21212-0118 (LT) (the "Servient Properties").

Property

Dominant Property – 1245 Dupont Street, Toronto

Servient Property – 1260 Dufferin Street, Toronto

Actions

To consent to the release of the Easements from the Servient Properties

Financial Impact

There is no financial impact.

Comments

The Easements are for (i) a right of way for coal and oil trucks to pass and repass to and from Dufferin Street and (ii) sewer mains, sprinkler mains, gas lines, hydrants, steam and heating lines and returns. As the City of Toronto is now the owner of the majority of the Servient Properties, the Easements merge with title for these lands and are no longer required. For that portion of the Servient Properties which continue to be owned by 2470347 Ontario Inc. being the lands described as Parcel 3-2, Section M567, Lots 3, 4, 13, 14 and 15, Plan M567, part of Lots 9 and 11, Plan M567, designated as Part 1 on Reference Plan 66R8628, part of Lot 10, Plan 61, designated as Parts 1, 3 – 6 on Reference Plan 66R6147 and being the whole of PIN 21313-0003 (LT), the Easements are no longer required by 2470347 Ontario Inc. It is therefore appropriate to release the Easements from the Servient Properties. The release of the Easements will result in cleaner title to the City-owned lands with fewer encumbrances.

Terms

City of Toronto to pay NIL for the release of the Easements.

2470347 Ontario Inc. to pay for the registration of the release of Easements.

Property Details

Ward:	09 - Davenport
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	
Other Information:	

Revised: March 16, 2022

#827746

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. **Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**	☐ **(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.**
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:	Legal Services Division	Division:	
Contact Name:	Rebecca Hartley	Contact Name:	
Comments:	No Objection	Comments:	
Legal Services Division Contact			
Contact Name:	Susan Kemp, Legal Conveyancing Clerk		

DAF Tracking No.: 2026-104	**Date**	**Signature**
[X] **Recommended by:** **Director, Real Estate Law** **Rebecca Hartley** [ ] **Approved by:**	2026-Feb-20	Signed By Rebecca Hartley
[X] **Approved by:** **Director, Real Estate Services** **Alison Folosea**	2026-Feb-20	Signed By Alison Folosea