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

Tracking No.: 2026-206

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. 2600-652-6265-2026
Date Prepared:	May 27, 2026	Phone No.:	416-397-5352

Purpose

To consent to the release of Instrument Number AT4098035, being an Imagination, Manufacturing, Innovation and Technology Tax Increment Equivalent Grant Agreement, registered on December 17, 2015, assigned by Instrument Number AT5013978 on November 22, 2018, amended by Instrument Number AT5014307 on November 22, 2018, assigned by Instrument Number AT5258443 on October 8, 2019 and assigned by Instrument Number AT5299422 on November 21, 2019 (the "IMIT Agreements ") from the lands described as Lots 11-13, Block G, Plan 622 and part of Lots 9-10, Block G, Plan 622, designated as Part 1 on Reference Plan 66R-31011, being all of PIN 21283-0410 (LT) (the “Property”).

Property

772 Dovercourt Road, Toronto

Actions

To consent to the release of the IMIT Agreements from the Property.

Financial Impact

There is no financial impact.

Comments

The owner of the Property entered into IMIT Agreements with the City for a development grant, which was assigned and amended by Instrument Numbers AT5013978, AT5014307, AT5258443 and AT5299422 The owner is no longer receiving the grant through the IMIT program. Therefore, the IMIT Agreements registered against the Property are no longer necessary.

Terms

Candice Valente, Senior Business Development Officer, Economic Development & Culture, confirmed by e-mail dated May 21, 2026, and Patrick Tobin, General Manager, Economic Development & Culture, provided a Notice of Termination letter dated March 26, 2026, that the owner is no longer receiving the development grant. As the IMIT Agreements have been terminated, and no further conditions or obligations are required, it is appropriate to consent to the release of the IMIT Agreements from the Property.

Property Details

Ward:	Ward 09 – Davenport
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:	Economic Development & Culture	Division:	
Contact Name:	Candice Valente, Senior Business Development Officer Patrick Tobin, General Manager	Contact Name:	
Comments:	No objection	Comments:	
Legal Services Division Contact			
Contact Name:	Susan Kemp, Legal Conveyancing Clerk		

DAF Tracking No.: 2026-206	**Date**	**Signature**
[X] **Recommended by:** **Deputy City Solicitor, Real Estate Law Ray Mickevicius** [ ] **Approved by:**	2026-Jun-08	Signed By Ray Mickevicius
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	2026-Jun-08	Signed By Alison Folosea