



2021 Report on Delegated Real Estate Property Transactions

Item 2E

March 8, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-30

To: Building Investment, Finance & Audit Committee (“BIFAC”)

From: General Counsel and Corporate Secretary

Date: February 18, 2022

PURPOSE:

The purpose of this report is to report instances of the exercise of delegation of authority to execute certain real property transactions in 2021.

RECOMMENDATIONS:

It is recommended that BIFAC receive this report for information.

REASONS FOR RECOMMENDATIONS:

Delegated Real Estate Transactions

The Board has delegated the authority to execute certain real property transactions affecting lands owned by Toronto Community Housing Corporation, including:

Delegated to any of the CEO, the CDO or the Vice-President Facilities Management:

1. the granting of an easement, right of way, or transfer of lands required by the City of Toronto, any public utility or any other governmental or public authority for the purpose of granting or dedicating roads, road widenings, walkways, reserves, parklands, recreation sites, utility easements, schools sites, drainage areas, buffer strips or other public purposes;

2. the granting of minor easements, rights of ways to third parties, limiting distance agreements, tie-back, crane swing, Permissions to Enter and party wall agreements, provided the same do not, in the opinion of the CEO, CDO or Vice-President Facilities Management as the case may be, materially impair the use of the Lands affected;
3. the registration of planning documents otherwise authorized by the board of directors or within the authority of the CEO such as engineering, financial, subdivision, servicing, site plan, development, cost-sharing, condominium declaration and by-laws, and reciprocal agreements required by the City of Toronto and/or any other governmental or public authority having jurisdiction with respect to Lands; and
4. the execution of consents or postponements for any easements required to be granted for any public service or other purpose;

Delegated to any of the CEO, the CDO or the General Counsel and Corporate Secretary:

5. the execution and registration of documents which discharge encumbrances against Lands, or which improve the quality of title to Lands, such as, without limitation, the discharge of mortgages, liens, expired leases etc., the registration of court orders, the registration of corrections of title which favour the Corporation; and
6. the execution and registration of documents related to Applications for Absolute Title under the *Land Titles Act*.

The Board has directed that all instances of the exercise of this delegated authority should be reported to the Business, Investment, Finance, and Audit Committee (“BIFAC”) on a quarterly basis.

IMPLICATIONS AND RISKS:

Reporting of delegated real estate transactions is in compliance with the Board’s direction. However, the reporting frequency was not complied with in 2021 as the Board’s direction was that such reports should be made on a quarterly basis. This reporting frequency will be adopted going forward.

SIGNATURE:

"Darragh Meagher"

Darragh Meagher
General Counsel and Corporate Secretary

ATTACHMENT:

1. 2021 Delegated Real Estate Property Transactions (to follows)

STAFF CONTACT:

Darragh Meagher, General Counsel and Corporate Secretary
416-981-4241
Darragh.Meagher@torontohousing.ca

Item 2E – 2021 Report on Delegated Real Estate Property Transactions
TCHC Public BIFAC Meeting – March 8, 2022
Report #: BIFAC:2022-30

Attachment 1: 2021 Delegated Real Estate Property Transactions

Location(s)	Nature of Agreement	Contracting Party	Contract Date	TCHC Signatory
25 Mutual Street	Crane Swing Agreement	88 Queen Fitzrovia Inc. and Ontario Holdings Ltd.	January 9, 2021	Vice President Facilities Management
2765 Yonge Street	Permission to Enter	Devron (YS) Ltd.	January 22, 2021	General Manager Central Region
2745-2765 Yonge Street	2nd Amendment to Limited Distance Agreement	Devron (YS) Ltd.	February 24, 2021	General Counsel and Corporate Secretary
75 Tandridge Crescent	Permission to Enter	WSP Canada Group Limited	March 5, 2021	Chief Development Officer
2745-2765 Yonge Street	3rd Amendment to Limited Distance Agreement	Devron (YS) Ltd.	March 31, 2021	Vice President Facilities Management
149 Heward Avenue	Limited Right of Access Agreement	Lynn Nicoll-Griffith	July 7, 2021	Vice President Facilities Management
840 Eglinton Avenue West	Permission to Enter	Crosslinx Transit Solutions	October 13, 2021	Vice President Facilities Management

Note: This report only includes real estate transactions executed pursuant to TCHC's Delegation of Authority to effect Real Estate Property Transactions. Real Estate Transactions executed pursuant to Board or Committee decisions are not included in this table.