



Q4 2023 Delegated Real Estate Property Transactions

Item 9

March 18, 2024

Building Investment, Finance and Audit Committee

Report: BIFAC:2024-33

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

From: General Counsel and Corporate Secretary

Date: February 14, 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 the fourth quarter of 2023.

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 Chief Development Officer ("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 Building 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.

SIGNATURE:

“Darragh Meagher”

Darragh Meagher
General Counsel and Corporate Secretary

ATTACHMENT:

1. Q4 2023 Delegated Real Estate Property Transactions

STAFF CONTACT:

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Attachment 1: Q4 2023 Delegated Real Estate Property Transactions

Location(s)	Nature of Agreement	Contracting Party	Contract Date	TCHC Signatory
2765 Yonge Street	Permission to Enter	Devron Developments	October 11, 2023	Allen Murray John Kraljevic
1-15 Ardwick Boulevard	Permission to Enter	Metrolinx	October 31, 2023	Allen Murray John Perkovic
2350 Finch Avenue West	Permission to Enter	Metrolinx	October 31, 2023	Allen Murray John Perkovic
12 Thorncliffe Park Drive	Permission to Enter	Webuild – Civil Works Inc.	December 1, 2023	Allen Murray

It was recently identified that three items were not included in the Q2 2023 Delegated Real Estate Property Transactions report presented to the BIFAC at its meeting of September 8, 2023 (Report [BIFAC:2023-103](#)). Those matters are included below for the purposes of transparency:

Location(s)	Nature of Agreement	Contracting Party	Contract Date	TCHC Signatory
6455 Finch Avenue West	Permission to Enter	Metrolinx	May 25, 2023	Darragh Meagher John Perkovic
20 Yellowstone Street	Permission to Enter	Metrolinx	May 25, 2023	Darragh Meagher John Perkovic
15 Tobermory Drive	Permission to Enter	Metrolinx	May 25, 2023	Darragh Meagher John Perkovic

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.