

**DELEGATED APPROVAL FORM
CHIEF CORPORATE OFFICER
DIRECTOR OF REAL ESTATE SERVICES**

TRACKING NO.: 2015-090

<input checked="" type="checkbox"/> Approved pursuant to the Delegated Authority contained in Executive Committee Item EX43.7 entitled " Delegation of Authority in Certain Real Estate Matters " adopted by City Council on May 11 and 12, 2010. City Council confirmatory By-law No. 532-2010, enacted on May 12, 2010.											
<input type="checkbox"/> Approved pursuant to the Delegated Authority contained in Executive Committee Item EX33.44 entitled " Union Station Revitalization Implementation and Head Lessee Selection " adopted by City Council on August 5 and 6, 2009. City Council confirmatory By-law No. 749-2009, enacted on August 6, 2009.											
Prepared By:	Neubert Li	Division:	Real Estate Services								
Date Prepared:	April 15, 2015	Phone No.:	2-1243								
Purpose	To initiate the process to permanently close and to authorize the General Manager of Transportation Services to give notice of a proposed by-law to close portions of surplus road allowances known as Old Weston Road and Monarch Road to Metrolinx and to authorize the granting of easements to existing utilities and Metrolinx.										
Property	Part of Monarch Road, described as being formerly Mill Road on Plan 1136Y, and portion of Old Weston Road south of Junction Road, described as being Part of Lot 35, Concession 2 From the Bay, and designated as Parts 11 to 20 on Reference Plan 66R-24300 (collectively referred herein as the "Highways"), also shown on Appendix "B".										
Actions	<ol style="list-style-type: none"> 1. The General Manager of Transportation Services be authorized to give notice to the public of a proposed by-law to permanently close the Highways in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Etobicoke York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. 2. The General Manager of Transportation Services be authorized to give notice to the public of the proposed closure of the Highways prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule "A+" activities, by posting notice of the proposed closure on the notices page of the City's Website for at least five working days prior to the Etobicoke York Community Council meeting at which the proposed by-law will be considered. 3. Prior to the sale of the Highways, permanent easements be granted to Bell Canada, Toronto Hydro and Telus to protect existing services and utilities in the Highways. Additionally, a permanent easement be reserved in favour of the City for protection of existing City infrastructure and access to adjacent City-owned land and a permanent access easement be granted to Metrolinx, all on terms and conditions satisfactory to the Chief Corporate Officer. 4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto. 										
Financial Impact	There is no financial impact. The Deputy City Manager and Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.										
Comments	See Appendix "C" on Page 6										
Property Details	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:35%;">Ward:</td> <td>11 – York South-Weston</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Area:</td> <td>Part of Old Weston Road: 2,515 m² (27,072.12 ft²) Monarch Road: 1,875 m² (20,183 ft²)</td> </tr> <tr> <td>Other Information:</td> <td>Public Highway</td> </tr> </table>			Ward:	11 – York South-Weston	Assessment Roll No.:	N/A	Approximate Area:	Part of Old Weston Road: 2,515 m ² (27,072.12 ft ²) Monarch Road: 1,875 m ² (20,183 ft ²)	Other Information:	Public Highway
Ward:	11 – York South-Weston										
Assessment Roll No.:	N/A										
Approximate Area:	Part of Old Weston Road: 2,515 m ² (27,072.12 ft ²) Monarch Road: 1,875 m ² (20,183 ft ²)										
Other Information:	Public Highway										

A.	Director of Real Estate Services has approval authority for:	Chief Corporate Officer has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.
2. Expropriations:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.
3. Issuance of RFPs/REOs:	Delegated to a more senior position.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	Delegated to a more senior position.	<input checked="" type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to ABCDs:	Delegated to a more senior position.	<input type="checkbox"/> Transfer of Operational Management to ABCDs.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to a more senior position.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licenser):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million; <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million; <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million. <input type="checkbox"/> (b) When closing road, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million. Delegated to a less senior position.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$500,000).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$1 Million).
14. Miscellaneous:	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences; <input type="checkbox"/> (b) Releases/Discharges; <input type="checkbox"/> (c) Surrenders/Abandonments; <input type="checkbox"/> (d) Enforcements/Terminations; <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates; <input type="checkbox"/> (f) Objections/Waivers/Cautions; <input type="checkbox"/> (g) Notices of Lease and Sublease; <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner; <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title; <input type="checkbox"/> (j) Documentation relating to Land Titles applications; <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds.	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences; <input type="checkbox"/> (b) Releases/Discharges; <input type="checkbox"/> (c) Surrenders/Abandonments; <input type="checkbox"/> (d) Enforcements/Terminations; <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates; <input type="checkbox"/> (f) Objections/Waivers/Cautions; <input type="checkbox"/> (g) Notices of Lease and Sublease; <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner; <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title; <input type="checkbox"/> (j) Documentation relating to Land Titles applications; <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds.

B. Chief Corporate Officer and Director of Real Estate Services each has signing authority on behalf of the City for:
<input type="checkbox"/> 1. Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval. <input type="checkbox"/> 2. Expropriation Applications and Notices following Council approval of expropriation. <input checked="" type="checkbox"/> 3. Documents required to implement the delegated approval exercised by him.
Chief Corporate Officer also has approval authority for:
<input type="checkbox"/> Leases/licences/permits at Union Station during the Revitalization Period, if the rent/fee is at market value.

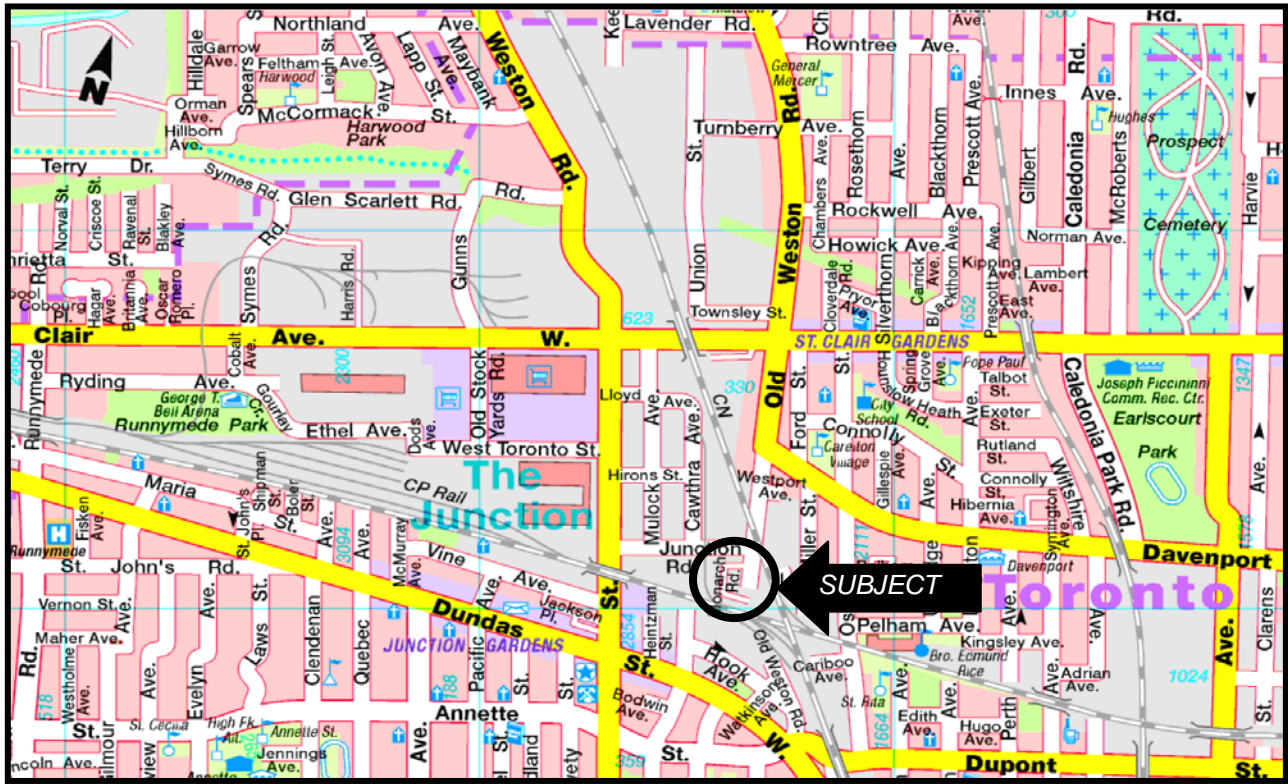
Consultation with Councillor(s)										
Councillor:	Frances Nunziata					Councillor:				
Contact Name:						Contact Name:				
Contacted by:	Phone	x	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	No objection					Comments:				
Consultation with ABCDs										
Division:	Technical Services					Division:	Financial Planning			
Contact Name:	Marijana Bulatovic					Contact Name:	Anthony Ng			
Comments:	Comments have been incorporated					Comments:	Comments have been incorporated			
Legal Division Contact										
Contact Name:	Joanne Franco									

DAF Tracking No.: 2015- 090	Date	Signature
Recommended by: Manager		
<input checked="" type="checkbox"/> Recommended by: Director of Real Estate Services <input type="checkbox"/> Approved by: Joe Casali	April 29, 2015	Joe Casali
<input checked="" type="checkbox"/> Approved by: Chief Corporate Officer Josie Scioli	April 30, 2015	Josie Scioli

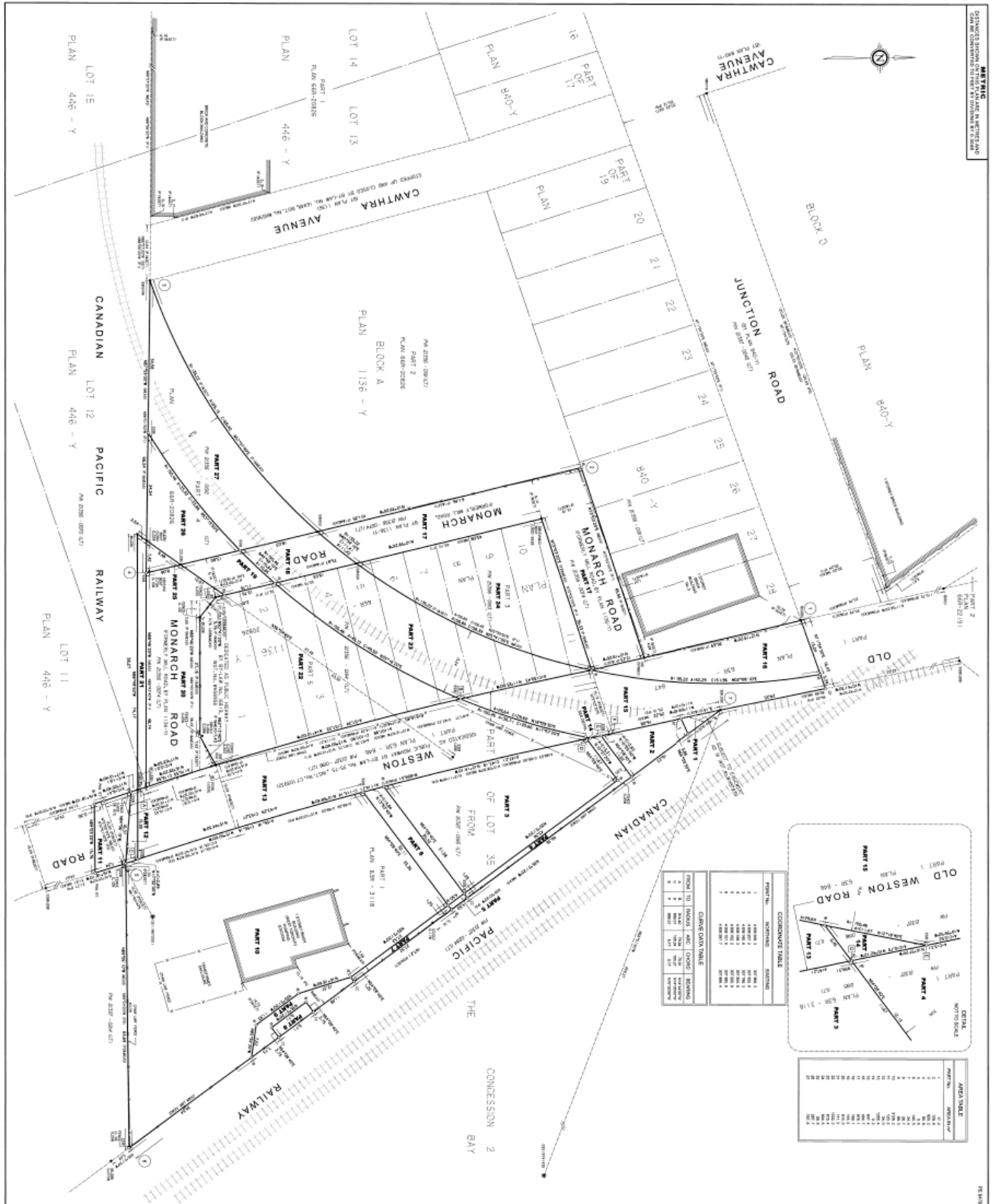
General Conditions (“GC”)

- (a) The local Councillor (or local Councillors if the subject property is located on a ward boundary or if the transaction involves an exchange of properties in more than one ward), will be consulted prior to the exercise of delegated Approving Authority by staff for all Acquisitions, Disposals, Land Exchanges and Leases.
- (b) Where approving power has been delegated to staff, the Chief Corporate Officer, in consultation with the applicable Deputy City Manager or the City Manager, may determine that such matter is of such special interest that same should be returned to the relevant Committee and Council for consideration and determination.
- (c) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (d) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved budget [or funding is available from alternative sources].
- (e) Property interests are to be based on appraised value, and no interest shall be granted at less than market value unless otherwise specifically authorized.
- (f) Authority to approve transactions at less than market value is subject to statutory anti-bonusing provisions.
- (g) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, potential arbitration awards, loss claims, etc, but exclusive of any applicable taxes and registration costs.
- (h) Authority to acquire property is conditional upon provision being made to bring the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose.
- (i) Authority to initiate the permanent road closure process in **A.4** is conditional upon confirmation by the GM of Transportation Services that it is feasible to permanently close the highway.
- (j) Disposal authorities in **A.7** are subject to the property having been declared surplus, and the disposal policy complied with.
- (k) Land exchanges, except for those in **A.8**, may be authorized based on the delegated Approving Authority for Disposals in **A.7**.
- (l) Approving Authority with respect to land located in the Designated Waterfront Area is conditional upon the approval of the Director, Waterfront Secretariat.
- (m) Authority to approve an exchange of land in **A.8** is conditional upon confirmation by the Chief Planner and Executive Director, and the GM of Parks, Forestry & Recreation, that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.
- (n) Approving Authority in leasing matters (**A.9 and A.10**) is limited to periods (including options/renewals) of less than twenty-one (21) years.
- (o) Total compensation in leasing matters where the City is landlord (**A.9**) includes the value of tenant improvements if factored into tenant's rental payments.
- (p) Total compensation in leasing matters where the City is the tenant (**A.10**) includes the value of any tenant improvements to be paid by the City.
- (q) Where options/renewals are included in leases, if the renewal rent is to be determined at a date later than the original approval date, total compensation is to be calculated as though all options are exercised, estimating the renewal rent based on the highest rent payable in the first term of the lease.
- (r) Total compensation in leasing matters where the City is landlord (**A.9**) or tenant (**A.10**) is to be calculated from the date of approval pursuant to this delegation (ie. first allowing for the expiry of any prior approvals, whether by Council or a delegated authority).
- (s) Approving Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated Approving Authority.
- (t) Approving Authority includes authority for amendments within the parameters of the delegated Approving Authority, the cumulative total of which may not exceed the delegated financial limit.
- (u) Where proposed additional amounts in **A.13** exceed 10 per cent of the original decision, even if otherwise in compliance with all other conditions, then approving authority is transferred upwards to the next more senior level of approving authority having the relevant overall financial limit.
- (v) Approving Authority includes authority for all documents necessary to implement the authority, on terms and conditions satisfactory to the Approving Authority, in consultation with the relevant operating Division(s).
- (w) Staff positions referred to in this delegation include successors from time to time.
- (x) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
- (y) Delegated signing authorities in **B** are conditional upon the documents having received the City Solicitor's prior "Approval as to Form".
- (z) This delegation does not affect sales, acquisitions and leases over which the Affordable Housing Committee has responsibility.
- (aa) Authority to use land acquired by the City for parking purposes by the Toronto Parking Authority is conditional upon Council enacting a by-law designating such use.

Appendix "A" – Location Map



Appendix "B" – Site Plan



METRIC
 CONVERSION TABLE
 1 INCH = 25.4 MILLIMETERS
 1 FOOT = 304.8 MILLIMETERS
 1 METER = 1000 MILLIMETERS



COMPONENT TABLE

PART NO.	DESCRIPTION	DATE
1	AS SHOWN	2011
2	AS SHOWN	2011
3	AS SHOWN	2011
4	AS SHOWN	2011
5	AS SHOWN	2011
6	AS SHOWN	2011
7	AS SHOWN	2011
8	AS SHOWN	2011
9	AS SHOWN	2011
10	AS SHOWN	2011
11	AS SHOWN	2011
12	AS SHOWN	2011
13	AS SHOWN	2011
14	AS SHOWN	2011
15	AS SHOWN	2011

ADJUST TABLE

NO.	ADJUSTMENT	DATE
1	AS SHOWN	2011
2	AS SHOWN	2011
3	AS SHOWN	2011
4	AS SHOWN	2011
5	AS SHOWN	2011
6	AS SHOWN	2011
7	AS SHOWN	2011
8	AS SHOWN	2011
9	AS SHOWN	2011
10	AS SHOWN	2011
11	AS SHOWN	2011
12	AS SHOWN	2011
13	AS SHOWN	2011
14	AS SHOWN	2011
15	AS SHOWN	2011

PLAN 686-23400
PLAN 686-23400
PLAN 686-23400

DATE: APRIL 22, 2011
BY: [Signature]
FOR: BENNETT YOUNG LIMITED

PROJECT: PART OF BLOCK A AND ALL OF MONARCH ROAD
CONCESSION 2 FROM THE BAY CITY OF TORONTO

SCALE: 1:1000

LEGEND

- 1. LOT 11 TO 16
- 2. MONARCH ROAD
- 3. WESTON ROAD
- 4. PACIFIC ROAD
- 5. CANADIAN PACIFIC RAILWAY
- 6. CONCESSION 2 FROM THE BAY
- 7. CAWTHRA AVENUE
- 8. JUNCTION ROAD
- 9. OLD WESTON ROAD
- 10. PART 1 TO 15
- 11. PART 16
- 12. PART 17
- 13. PART 18
- 14. PART 19
- 15. PART 20
- 16. PART 21
- 17. PART 22
- 18. PART 23
- 19. PART 24
- 20. PART 25
- 21. PART 26
- 22. PART 27
- 23. PART 28
- 24. PART 29
- 25. PART 30
- 26. PART 31
- 27. PART 32
- 28. PART 33
- 29. PART 34
- 30. PART 35
- 31. PART 36
- 32. PART 37
- 33. PART 38
- 34. PART 39
- 35. PART 40
- 36. PART 41
- 37. PART 42
- 38. PART 43
- 39. PART 44
- 40. PART 45
- 41. PART 46
- 42. PART 47
- 43. PART 48
- 44. PART 49
- 45. PART 50
- 46. PART 51
- 47. PART 52
- 48. PART 53
- 49. PART 54
- 50. PART 55
- 51. PART 56
- 52. PART 57
- 53. PART 58
- 54. PART 59
- 55. PART 60
- 56. PART 61
- 57. PART 62
- 58. PART 63
- 59. PART 64
- 60. PART 65
- 61. PART 66
- 62. PART 67
- 63. PART 68
- 64. PART 69
- 65. PART 70
- 66. PART 71
- 67. PART 72
- 68. PART 73
- 69. PART 74
- 70. PART 75
- 71. PART 76
- 72. PART 77
- 73. PART 78
- 74. PART 79
- 75. PART 80
- 76. PART 81
- 77. PART 82
- 78. PART 83
- 79. PART 84
- 80. PART 85
- 81. PART 86
- 82. PART 87
- 83. PART 88
- 84. PART 89
- 85. PART 90
- 86. PART 91
- 87. PART 92
- 88. PART 93
- 89. PART 94
- 90. PART 95
- 91. PART 96
- 92. PART 97
- 93. PART 98
- 94. PART 99
- 95. PART 100

NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
2. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.
3. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.

LEGEND

- 1. LOT 11 TO 16
- 2. MONARCH ROAD
- 3. WESTON ROAD
- 4. PACIFIC ROAD
- 5. CANADIAN PACIFIC RAILWAY
- 6. CONCESSION 2 FROM THE BAY
- 7. CAWTHRA AVENUE
- 8. JUNCTION ROAD
- 9. OLD WESTON ROAD
- 10. PART 1 TO 15
- 11. PART 16
- 12. PART 17
- 13. PART 18
- 14. PART 19
- 15. PART 20
- 16. PART 21
- 17. PART 22
- 18. PART 23
- 19. PART 24
- 20. PART 25
- 21. PART 26
- 22. PART 27
- 23. PART 28
- 24. PART 29
- 25. PART 30
- 26. PART 31
- 27. PART 32
- 28. PART 33
- 29. PART 34
- 30. PART 35
- 31. PART 36
- 32. PART 37
- 33. PART 38
- 34. PART 39
- 35. PART 40
- 36. PART 41
- 37. PART 42
- 38. PART 43
- 39. PART 44
- 40. PART 45
- 41. PART 46
- 42. PART 47
- 43. PART 48
- 44. PART 49
- 45. PART 50
- 46. PART 51
- 47. PART 52
- 48. PART 53
- 49. PART 54
- 50. PART 55
- 51. PART 56
- 52. PART 57
- 53. PART 58
- 54. PART 59
- 55. PART 60
- 56. PART 61
- 57. PART 62
- 58. PART 63
- 59. PART 64
- 60. PART 65
- 61. PART 66
- 62. PART 67
- 63. PART 68
- 64. PART 69
- 65. PART 70
- 66. PART 71
- 67. PART 72
- 68. PART 73
- 69. PART 74
- 70. PART 75
- 71. PART 76
- 72. PART 77
- 73. PART 78
- 74. PART 79
- 75. PART 80
- 76. PART 81
- 77. PART 82
- 78. PART 83
- 79. PART 84
- 80. PART 85
- 81. PART 86
- 82. PART 87
- 83. PART 88
- 84. PART 89
- 85. PART 90
- 86. PART 91
- 87. PART 92
- 88. PART 93
- 89. PART 94
- 90. PART 95
- 91. PART 96
- 92. PART 97
- 93. PART 98
- 94. PART 99
- 95. PART 100

BENNETT YOUNG LIMITED
 2200 BAYVIEW AVE. SUITE 200
 SCARBOROUGH, ONTARIO M1S 5V7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.BENNETTYOUNG.COM

Appendix "C" – Comment

Metrolinx initially requested that the City close and sell to it the road allowances shown collectively as Parts 11 to 20 on Plan 66R-24300. In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Highways were declared surplus on February 22, 2012, (DAF 2012-056) with the intended manner of disposal to be by way of inviting an offer to purchase from Metrolinx.

Metrolinx later determined that it only requires parts of the Highways, namely, Parts 11 to 15 inclusive and Parts 18 -20 inclusive on Reference Plan 66R-24300.

The remainder of the Highways being Parts 16 and 17 on Plan 66R-24300, were made available for sale by way of inviting an offer to purchase from the abutting landowner through an amendment to DAF 2012-056 so that the manner of sale would be by the invitation of an offer to purchase the Highways " not only from Metrolinx but also from the abutting landowners" (DAF 2014-194 approved July 21, 2014).

Transportation Services completed a circulation to City Divisions and the various utility companies and advise that permanent easements are to be retained in favor of the City, Bell Canada, Toronto Hydro and Telus to protect their infrastructures in the Highways. Accordingly, each of these utility companies and the City will require an easement if the Highways are closed. An access Easement through the lands shown as Parts 15 & 16 on Reference Plan 66R-24300 is also required by the City and Metrolinx (as to only Part 16) if the Highways are closed.

The General Manager of Transportation Services has confirmed that it is feasible to permanently close the Highways.

All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.