

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

TRACKING NO.: 2017-141

- 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 (Confirmatory By-law No. 532-2010, enacted on May 12, 2010), as amended by GM24.9 entitled "Minor Amendments to Delegation of Authority in Certain Real Estate Matters" adopted by City Council on October 8, 9, 10 and 11, 2013 (Confirmatory By-Law No. 1234-2013, enacted on October 11, 2013), as amended by DAF 2013-307 and DAF 2014-087; and further amended by EX44.22 entitled "Strategic Property Acquisitions" adopted by City Council on August 25, 26, 27 and 28, 2014 (Confirmatory By-law No. 1074-2014, enacted on August 28, 2014), and further amended by GM16.16 entitled "Transit Shelter Property Acquisitions" adopted by City Council on December 13, 14 and 15, 2016 (Confirmatory By-Law No. 1290-2016, enacted on December 15, 2016).
- 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:	Mike Saffran	Division:	Real Estate Services
Date Prepared:	May 23, 2017	Phone No.:	(416) 392-7205

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 a portion of the public lane adjacent to 505-485 Cranbrooke Avenue and 574-554 Woburn Avenue.

Property
Portions of the public lane located at the rear of 505 to 485 Cranbrooke Avenue, the rear of 574 to 554 Woburn Avenue, designated as part of PIN 10190-0527 (LT), Part of the Lane and One Foot Reserve on Plan M-108, City of Toronto (former City of North York), Province of Ontario, Land Titles Division of the Toronto Registry Office (No. 66) and shown as Parts 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, 27 and 28 on Reference Plan 66R-26720, collectively (the "Lane"), attached as Appendix "A" and Appendix "B".

- Actions**
1. The General Manager of Transportation Services to be authorized to give notice to the public of a proposed by-law to permanently close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto & East 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 advise the public of the proposed closure of the Lane 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 Web site for at least five working days prior to the North York Community Council meeting at which time the proposed by-law to close the Lane will be considered.
 3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact
There is no financial impact resulting from this approval.

The Deputy City Manager and Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Comments
In accordance with the City's Real Estate Disposal By-law No. 814-2007, the Lane was declared surplus on March 21, 2011 (DAF No. 2011-044) with the intended manner of disposal to be by way of inviting offers to purchase from the adjoining owners, at the rear of 505 to 437 Cranbrooke Avenue and 574 to 506 Woburn Avenue. Since 2011, 28 portions of the Lane have been sold to the adjacent owners. These last portions of the Lane are located at the rear of approximately 15 adjacent owners, 505 to 485 Cranbrooke Avenue and 574 to 554 Woburn Avenue. Negotiations are on-going with these adjacent owners which will result in Offers to Purchase portions of the Lane which will be recommended for acceptance.

Terms
The General Manager of Transportation Services has confirmed that it is feasible to permanently close the Lane.
N/A

Property Details	Ward:	16 - Eglinton-Lawrence
	Assessment Roll No.:	N/A
	Approximate Size:	5.6 m x 91.2 m ± (18.4 ft x 299.2 ft ±)
	Approximate Area:	458.2 m ² ± (4,932.2 ft ² ±)
	Other Information:	public lane

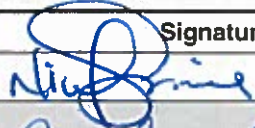
A.	Director of Real Estate Services has approval authority for:	Chief Corporate Officer has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.
2. Expropriations:	<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/Licensor):	N/A <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:

1. Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
2. Expropriation Applications and Notices following Council approval of expropriation.
3. Documents required to implement the delegated approval exercised by him or her.

Chief Corporate Officer also has approval authority for:

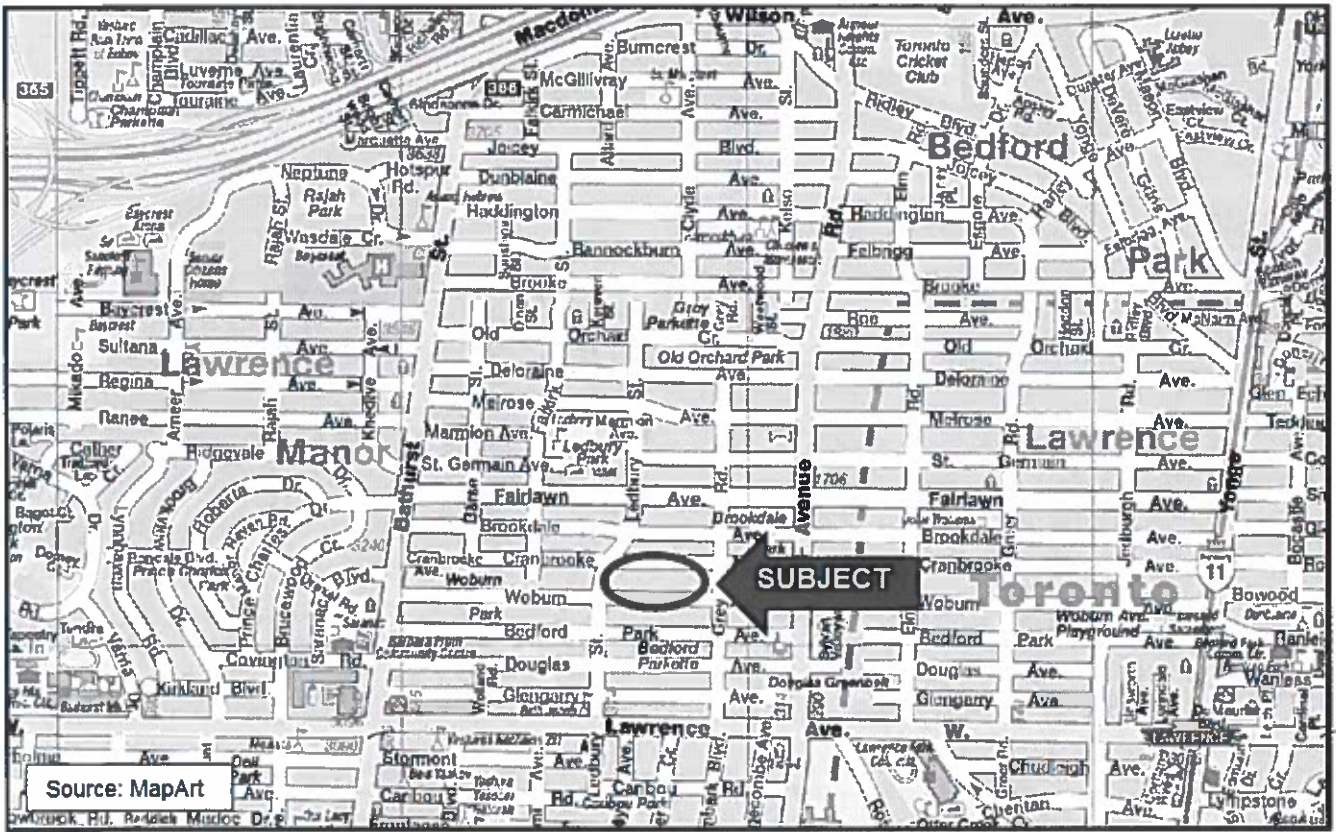
- Leases/licences/permits at Union Station during the Revitalization Period, if the rent/fee is at market value.

Consultation with Councillor(s)					
Councillor:	Christin Carmichael Greb			Councillor:	
Contact Name:	Jonathan Kent			Contact Name:	
Contacted by:	<input checked="" type="checkbox"/> Phone	<input checked="" type="checkbox"/> E-Mail	<input type="checkbox"/> Memo	<input type="checkbox"/> Other	
Comments:	No objections with submission of report – May 18/17			Comments:	
Consultation with ABCDs					
Division:	Transportation Services			Division:	Finance
Contact Name:	Daniel Samson			Contact Name:	Filisha Jenkins
Comments:	Concurs – May 18, 2017			Comments:	Concurs with Financial Impact Statement – May 18/17
Legal Division Contact					
Contact Name:	Lisa Davies – provided comments, May 23, 2017				
DAF Tracking No.:	2017- 141		Date	Signature	
Recommended by:	Manager, Nick Simos		May 24, 2017		
<input checked="" type="checkbox"/> Recommended	Director of Real Estate Services				
<input type="checkbox"/> Approved by:	Joe Casali		May 24/17	<input checked="" type="checkbox"/> 	
<input checked="" type="checkbox"/> Approved by:	Chief Corporate Officer		May 24/17	<input checked="" type="checkbox"/> 	
<input type="checkbox"/> Approved by:	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 being available from third party sources, except for "Strategic Property Acquisitions" as set out in EX44.22 adopted by Council August 25, 26, 27 and 28, 2014, which identifies alternative funding mechanisms subject to additional approval requirements.
- (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, except for property acquisitions of 50M² or less for transit shelter purposes.
- (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 A.9 Leases (City as Landlord) but not Licences (City as Licensor) 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.
- (bb) All residential leasing documents shall adhere to the *Residential Tenancies Act* and any successor legislation.
- (cc) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years.

Appendix "A" – Location Map & Sketch



Source: MapArt

PART	AREA (sq. ft.)	PART	AREA (sq. ft.)
1	35.4	10	35.4
2	35.3	11	26.5
3	35.3	12	26.5
4	35.3	13	35.2
5	35.2	14	17.6
6	35.1	15	17.6
7	35.0	16	35.1
8	39.3	17	26.3
9	17.7	18	26.2

CRANBROOKE AVENUE

WOBURN AVENUE

Toronto
TORONTO OFFICIAL DEVELOPMENT SERVICES

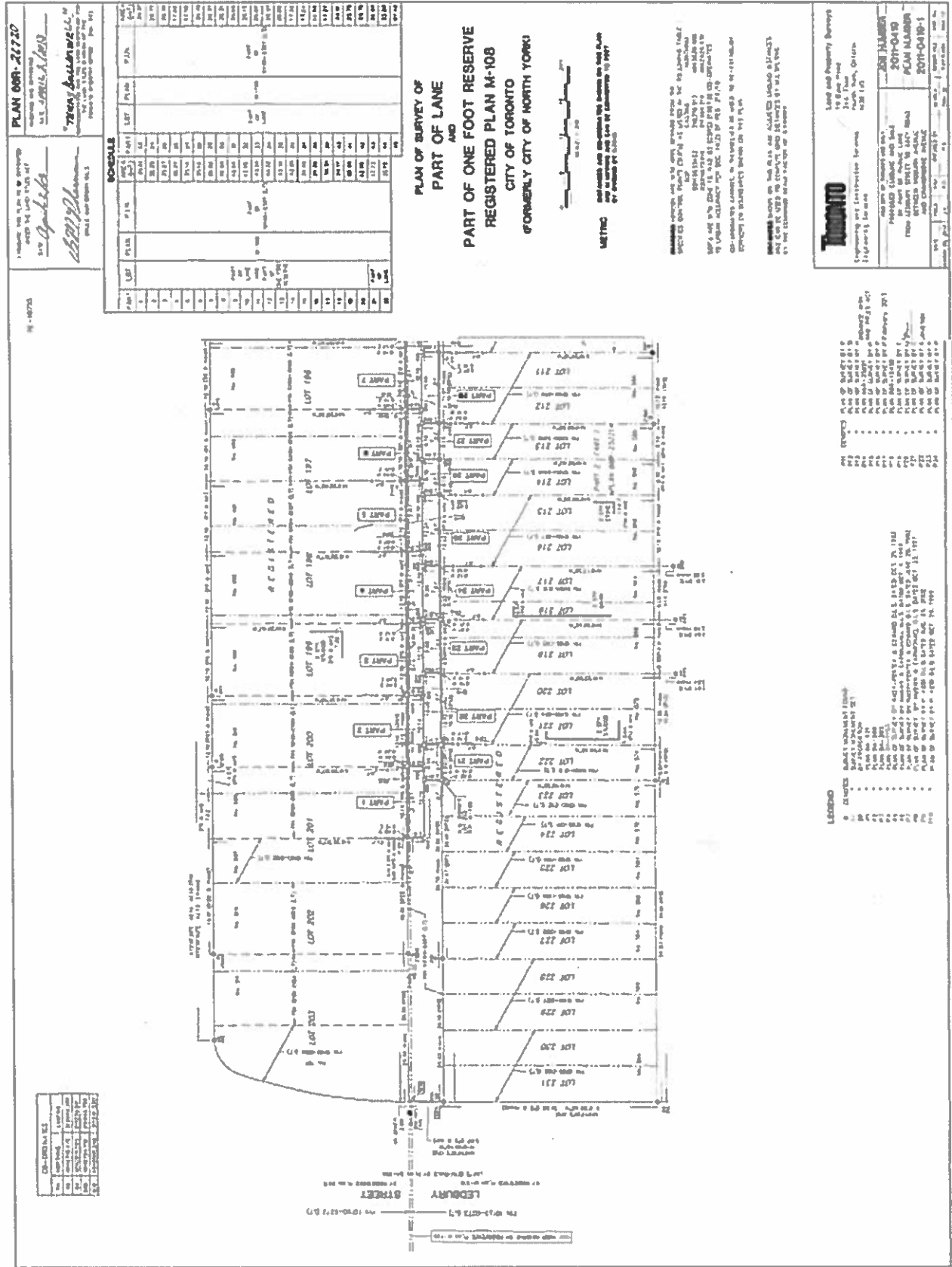
NOTE
 THIS SKETCH HAS BEEN COMPILED FROM CITY RECORDS

PREPARED BY: CAROLINE HAY
 DATE: JANUARY 13, 2010

PROPERTY INFORMATION SHEET
 PROPOSED CLOSURE AND SALE OF A PORTION OF THE PUBLIC LANE EXTENDING WESTERLY FROM GREY ROAD BETWEEN CRANBROOKE AVENUE AND WOBURN AVENUE

SKETCH No PS 2010 118

Appendix "B" - Extract of 66R-26720



PLAN 66R-26720
 TERRY BOURNELL
 1975

LOT	BEARING	DISTANCE	BEARING	DISTANCE
196	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
197	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
198	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
199	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
200	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
201	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
202	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
203	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
204	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
205	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
206	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
207	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
208	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
209	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
210	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
211	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
212	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
213	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
214	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
215	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
216	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
217	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
218	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
219	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
220	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
221	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
222	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
223	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
224	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
225	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
226	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
227	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
228	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
229	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
230	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00

PLAN OF SURVEY OF
 PART OF LANE
 AND
 PART OF ONE FOOT RESERVE
 REGISTERED PLAN M-108
 CITY OF TORONTO
 FORMERLY CITY OF NORTH YORK

METHOD: THE SURVEY WAS CONDUCTED BY THE SURVEYOR USING A TOTAL STATION AND A GPS RECEIVER.

THE SURVEY WAS CONDUCTED ON THE 15th DAY OF FEBRUARY 2011. THE SURVEYOR WAS PRESENT AT THE SURVEY AND THE RESULTS WERE CHECKED BY THE SURVEYOR.

LEDBURY STREET
 1000 SHEPPARD AVENUE EAST
 TORONTO, ONTARIO M2X 1K7
 TEL: (416) 491-1111
 FAX: (416) 491-1112
 WWW.LEDBURY.COM

1. The first part of the document discusses the importance of maintaining accurate records.

2. It is essential to ensure that all data is entered correctly and consistently.

3. Regular audits should be conducted to verify the integrity of the information.

4. Proper documentation is crucial for compliance with regulatory requirements.

5. The following table provides a summary of the key findings from the study.

6. The results indicate a significant correlation between the variables being analyzed.

7. Further research is needed to explore the underlying causes of these trends.

8. The data suggests that there are several factors influencing the overall outcome.

9. It is recommended that these findings be used to inform future decision-making.

10. The study concludes that a comprehensive approach is necessary for success.

11. The authors express their gratitude to the participants and funding agencies.

12. This document is intended to provide a clear and concise overview of the project.

13. The information presented here is based on the most current data available.

14. We hope this report will be helpful in understanding the complexities of the issue.

15. Thank you for your attention and interest in this important topic.