

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2021-136

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	April 28, 2021	Phone No.:	416-301-7250

<b>Purpose</b>	To initiate the process to permanently close parts of Dundas Street West, Kipling Avenue and Bloor Street West, designated as Parts 1, 2 and 3 on Plan 66R-31342 and Part 2 on Plan 66R-30521 and authorize the General Manager of Transportation Services to give notice of a proposed by-law to permanently close these lands as public highways and to authorize the transfer of operational management of these lands from Transportation Services to Corporate Real Estate Management, once the closure has been completed.
<b>Property</b>	Parts of Dundas Street West, Kipling Avenue and Bloor Street West, designated as Parts 1, 2 and 3 on Plan 66R-31342 and Part 2 on Plan 66R-30521 (collectively, the "Highway Lands"), as shown in Appendix A and Appendix B.
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authorize the General Manager of Transportation Services to give notice to the public of a proposed by-law to permanently close the Highway Lands in accordance with the requirements of 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.</li> <li>2. Authorize the General Manager of Transportation Services to advise the public of the proposed closure of the Highway Lands 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 Etobicoke York Community Council meeting at which the proposed by-law to close the Highway Lands will be considered.</li> <li>3. Authorize the transfer of operational management of the Highway Lands from Transportation Services to Corporate Real Estate Management, once the Highway Lands have been permanently closed.</li> </ol>
<b>Financial Impact</b>	<p>There are no financial implications to the City.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
<b>Comments</b>	<p>Planning and Growth Management Committee, Item PG11.2, as adopted by City Council on December 11, 12 and 13, 2007, authorized the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, to issue a Notice of Completion and to file the Environmental Study Report for the Six Points Interchange Reconfiguration Class Environmental Assessment Study. The approved design created at grade intersections and resulted in the Highway Lands no longer being required as part of the reconfigured road layout.</p> <p>On July 25th, 2019, Transportation Services notified CreateTO and City Engineering and Construction Services that it is feasible to close the Highway Lands, to enable the transfer of operational management to Corporate Real Estate Management for future housing and parks purposes.</p>

<b>Property Details</b>	<b>Ward:</b>	Ward 3 – Etobicoke-Lakeshore
	<b>Assessment Roll No.:</b>	N/A
	<b>Approximate Size:</b>	Irregular
	<b>Approximate Area:</b>	9603.8m <sup>2</sup> ± (103,374.4ft <sup>2</sup> ±)
	<b>Other Information:</b>	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input checked="" type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

**B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

**Pre-Condition to Approval**

Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

**Consultation with Councillor(s)**

Councillor:	Mark Grimes (no objection April 28, 2021)	Councillor:	
Contact Name:	Kim Edgar	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:		Comments:	

**Consultation with Divisions and/or Agencies**

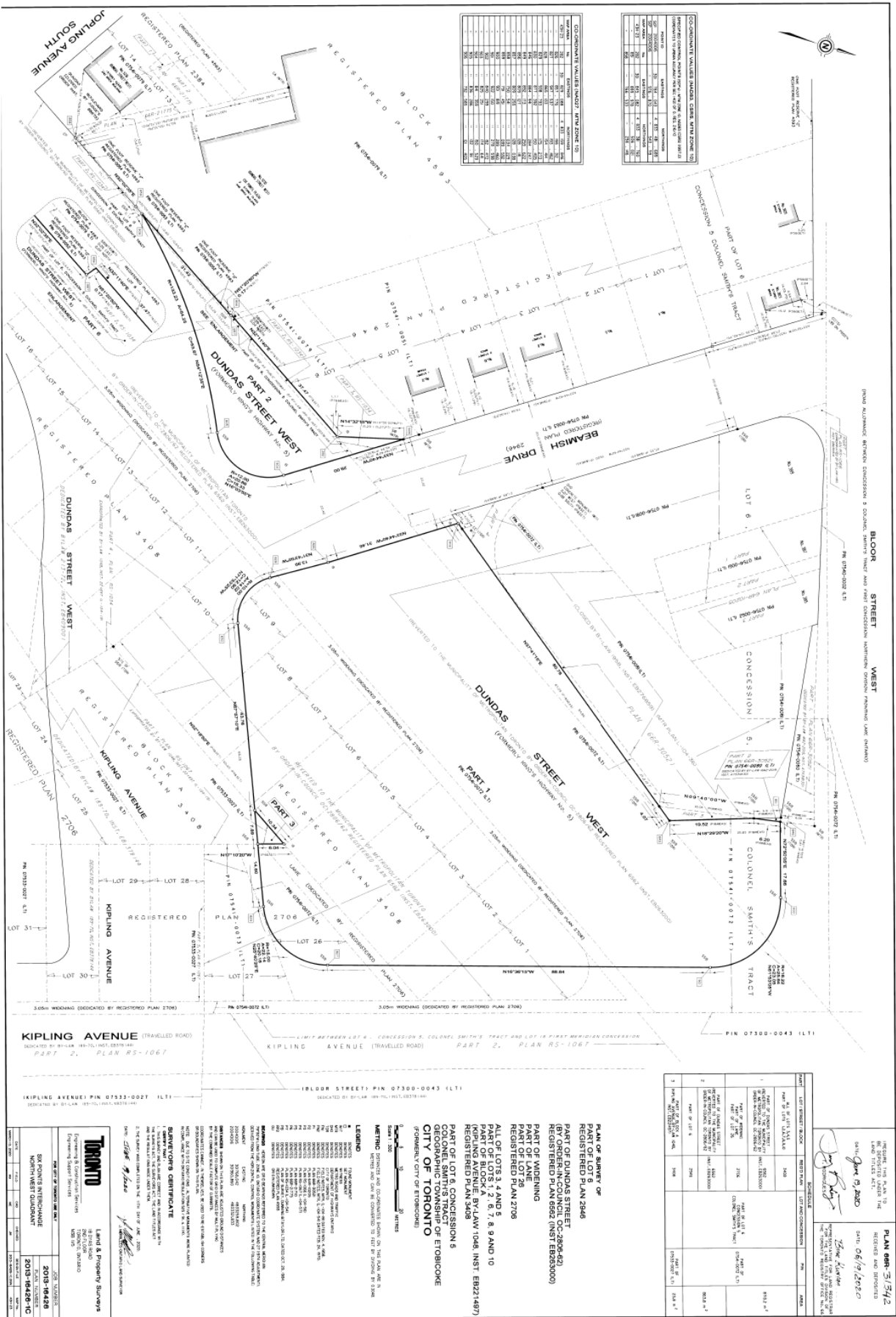
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski	Contact Name:	Patricia Libardo
Comments:	Concurs (concurrent April 28, 2021)	Comments:	Concurs (April 29, 2021)

**Legal Services Division Contact**

Contact Name: Jacqueline Vettorel (concurrent April 28, 2021)

DAF Tracking No.: 2021-136	Date	Signature
Recommended by: Daran Somas Manager, Real Estate Services	May 3, 2021	Signed by Daran Somas
Recommended by: Alison Folosea, Director, Real Estate Services	May 3, 2021	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: <b>Executive Director, Corporate Real Estate Management</b> <input checked="" type="checkbox"/> Approved by: <b>Patrick Matozzo</b>	May 3, 2021	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: <b>Deputy City Manager, Corporate Services</b> <b>Josie Scioli</b>		X

# Appendix A – R-Plan 66R-31342



**COMMITMENT VALUES INDEX (SEE PLAN ZONE TO DETERMINE THE COMMITMENT VALUE FOR EACH LOT)**

PLAN	LOT	COMMITMENT VALUE
1	1	100
1	2	100
1	3	100
1	4	100
1	5	100
1	6	100
1	7	100
1	8	100
1	9	100
1	10	100
1	11	100
1	12	100
1	13	100
1	14	100
1	15	100
1	16	100
1	17	100
1	18	100
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1	96	100
1	97	100
1	98	100
1	99	100
1	100	100



PLAN	LOT	COMMITMENT VALUE	AREA
1	1	100	100
1	2	100	100
1	3	100	100
1	4	100	100
1	5	100	100
1	6	100	100
1	7	100	100
1	8	100	100
1	9	100	100
1	10	100	100
1	11	100	100
1	12	100	100
1	13	100	100
1	14	100	100
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1	99	100	100
1	100	100	100

INSURE THE PLAN TO BE REGISTERED AND DEPOSITED WITH THE REGISTRAR OF LANDS AND FORESTRY ON 06/19/2020

*[Signature]*

PLAN 66R-31342

**TORONTO** Land & Property Services

2015-10-28

2015-10-28-10

2015-10-28-10

**LEGEND**

1. REGISTERED PLAN

2. CONCESSION

3. LOT

4. STREET

5. CURB

6. SIDEWALK

7. DRIVE

8. DRIVEWAY

9. DRIVEWAY

10. DRIVEWAY

11. DRIVEWAY

12. DRIVEWAY

13. DRIVEWAY

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98. DRIVEWAY

99. DRIVEWAY

100. DRIVEWAY

**PLAN OF SURVEY OF**

**PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10**

**REGISTERED PLAN 2348**

**PART OF DUNDAS STREET**

**(BY ORDER-IN-COUNCIL OC-2698-02)**

**REGISTERED PLAN 6552 (INST. EBR253000)**

**PART OF WEDDING**

**PART OF LOT 26**

**REGISTERED PLAN 2708**

**ALL OF LOTS 3, 4 AND 5**

**KIPLING AVENUE BY LAW 1048 (INST. EBR21487)**

**REGISTERED PLAN 3408**

**PART OF LOT 6 CONCESSION 5**

**GEORGIAN TOWNSHIP OF ETOBICOKE**

**CITY OF TORONTO**

**(FORMERLY CITY OF ETOBICOKE)**

