

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

TRACKING NO.: 2021-153

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

Prepared By:	Mark MacSorley	Division:	Corporate Real Estate Management
Date Prepared:	September 9, 2021	Phone No.:	437-245-6958

<b>Purpose</b>	To transfer the operational management of a portion of City-owned property known as Rosedale Ravine Lands located at 21 Crescent Road strip from Parks, Forestry & Recreation (PF&R) to the Toronto Transit Commission (TTC) to construct "E2 Elevator" supporting Rosedale Station, thereby meeting their mandated AODA requirements, ensuring the Station is fully accessible by 2025.
<b>Property</b>	Part of Rosedale Ravine Lands at 21 Crescent Road, shown as Parts 1 & 2 in "Appendix A" legally described as Part Lot E & F, Plan 176E; Part Lot 2, Plan 104 (the "Property")
<b>Actions</b>	1. Transfer the operational management of the Property from PF&R to TTC.
<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>The TTC is undertaking the construction of new elevators at Rosedale Station as part of the Easier Access Phase III Program and has approached PF&amp;R with a proposal to enter, construct and occupy portions of the Property located adjacent to Rosedale Station on a temporary basis for the construction of the E2 elevator and on a permanent basis for the operation and maintenance of this elevator. PF&amp;R concurs with the Transfer of Operational Management. As seen in Appendix A, Parts 1 &amp; 2 will permanently house the new elevator supporting Rosedale Station. Part 3 will be utilized by the TTC contractor for construction and staging and will be restored upon project completion and returned to PF&amp;R. TTC and PFR have agreed that the green space on the eastside of the station will continue to be maintained by PFR post construction to align with the existing park maintenance arrangements.</p> <p>Toronto Water requires 24x7 access for maintenance and operation purposes of its existing 1500 mm combined sewer and existing 1350 mm storm sewer located within Parts 1 &amp; 2.</p> <p>During the construction of the elevator a CCTV inspection of the City's existing 1500 mm combined sewer and existing 1350 mm storm sewer is required prior to start and after completion of construction, and will be in accordance with the City's specification TS 409. The CCTV inspection reports shall include condition rating (i.e. rating of pipes grade according to CCTV inspection) procedures and results of the inspected pipes, prepared by a qualified technical staff. The CCTV inspection reports shall be provided to Toronto Water.</p> <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there was any other municipal interest in the Property. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs.</p>

<b>Property Details</b>	<b>Ward:</b>	Ward 11 - University-Rosedale
	<b>Assessment Roll No.:</b>	Part of 1904-10-1-190-00300
	<b>Approximate Size:</b>	N/A
	<b>Approximate Area:</b>	78 m <sup>2</sup>
	<b>Other Information:</b>	N/A

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

**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:	Mike Layton	Councillor:	
Contact Name:	N/A	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input 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:	N/A	Comments:	

**Consultation with Divisions and/or Agencies**

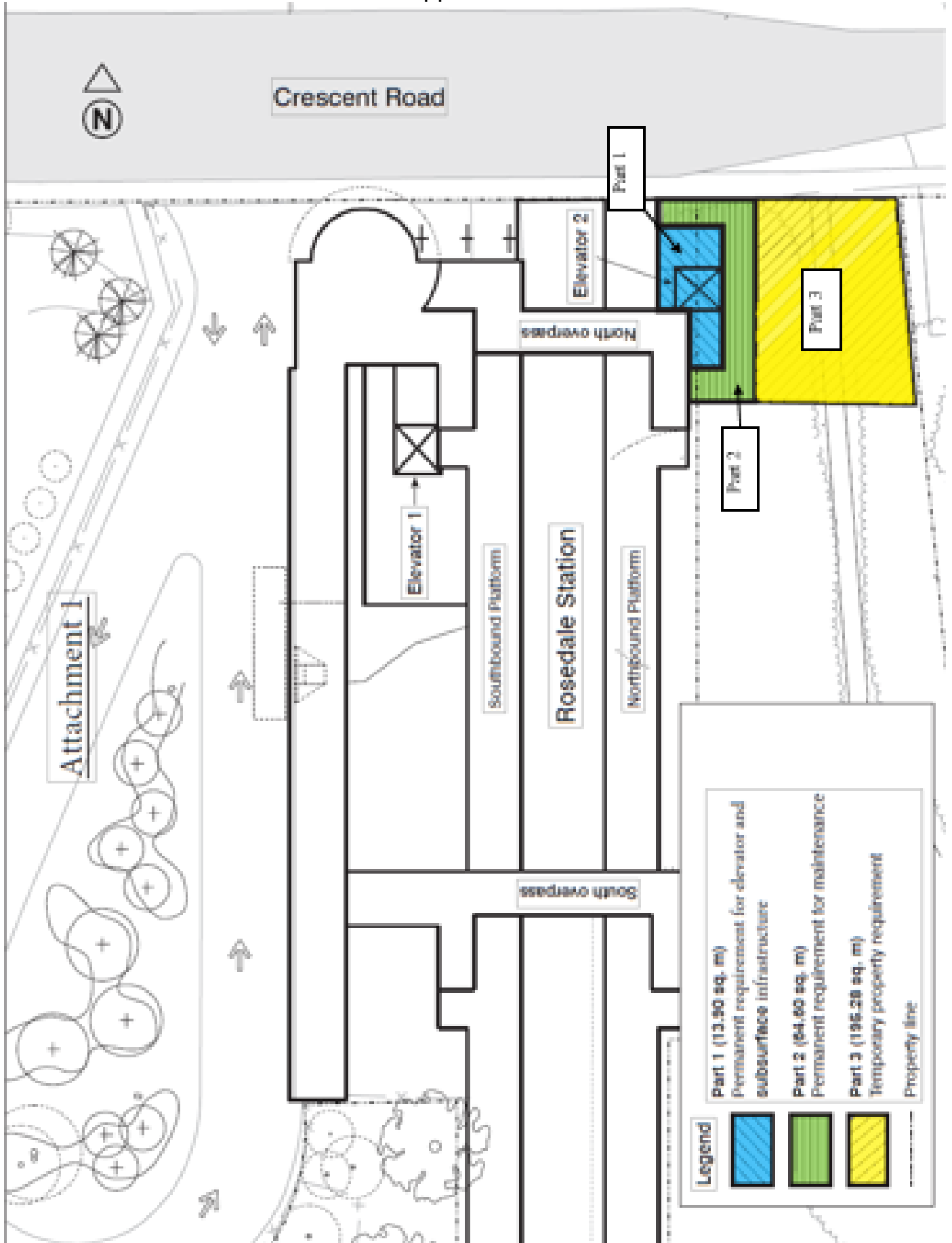
Division:	Parks, Forestry & Recreation	Division:	Financial Planning
Contact Name:	Jason Bragg, Parks Planner	Contact Name:	Patricia Libardo - Senior Financial Planning Analyst
Comments:	Concurs (05/18/2021)	Comments:	Concurs (05/26/2021)
Division:	Transit Expansion Office	Division:	Toronto Transit Commission
Contact Name:	Sherif Samaan, Senior Engineer	Contact Name:	Duane Lovelace
Comments:	Concurs (05/17/2021)	Comments:	Concurs (05/26/2021)

**Legal Services Division Contact**

Contact Name: N/A

DAF Tracking No.: 2021-153	Date	Signature
Recommended by: Manager, Real Estate Services R. Ro.	Sept 9 2021	Signed By: Ronald Ro
Recommended by: Director, Real Estate Services A. Folosea	Sept 10 2021	Signed By: Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	Sept 13 2021	Signed By: Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services Josie Scioli		X

# Appendix A



# Appendix B

