

DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2021-302
With Confidential Attachment

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

Prepared By:	Mike Saffran	Division:	Corporate Real Estate Management
Date Prepared:	November 8, 2021	Phone No.:	(416) 392-7205

Purpose	To initiate the process to permanently close and authorize the General Manager, Transportation Services to give notice of a proposed by-law to close a portion of Guest Avenue.										
Confidential	This DAF addresses matters relating to litigation or potential litigation that affects the City of Toronto.										
Property	The east-west portion of Guest Avenue shown as Part 2 on Sketch No. PS 2021-0023, attached as Appendix "A" (the "Highway").										
Actions	<ol style="list-style-type: none"> The General Manager, Transportation Services be authorized to give notice to the public of a proposed by-law to permanently close the Highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the mater during consideration of the proposed by-law. The General Manager of Transportation Services be authorized to advise the public of the proposed closure 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 Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto. 										
Financial Impact	There are no financial implications resulting from this approval. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.										
Comments	<p>Toronto and East York Community Council at its meeting of April 24, 2019, considered the Preliminary Report (Item TE5.29) regarding the Zoning By-law Amendment Application at 10-30 Dawes Road. The Applicant proposed to close a portion of Guest Avenue for inclusion in their development of two residential towers.</p> <p>On November 6, 2020, the Applicant appealed the Application to the Ontario Land Tribunal (the "OLT") due to Council's failure to make a decision on the Application within the timeframe prescribed by the <i>Planning Act</i>. On March 10, 2021, City Council adopted Item TE23.27, wherein authority was received to attend the OLT hearing in opposition of the Zoning By-law Amendment application (File 19 124138 STE 19 OZ) proposed for 10-30 Dawes Road.</p> <p>On July 14, 2021, City Council adopted Item CC35.24 (the "Confidential Report"), with confidential instructions and attachments from the City Solicitor on a proposed settlement for 10-30 Dawes Road. The transaction resulting from the Confidential Report will require further authority, which will be sought under separate cover. Because the Notice required under Section 162 of the Municipal Code is time-sensitive, however, this delegated approval form is limited only to the item listed in Action 1.</p> <p>Further details are contained in the Confidential Attachment set out at Appendix "B".</p>										
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>19 – Beaches-East York</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>n/a</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular-shaped</td> </tr> <tr> <td>Approximate Area:</td> <td>344.2 m2 ± (3,704.94 ft2 ±)</td> </tr> <tr> <td>Other Information:</td> <td>Public highway</td> </tr> </table>	Ward:	19 – Beaches-East York	Assessment Roll No.:	n/a	Approximate Size:	Irregular-shaped	Approximate Area:	344.2 m2 ± (3,704.94 ft2 ±)	Other Information:	Public highway
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Other Information:	Public highway										

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate 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/REOIs:</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 & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><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.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input checked="" type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 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 \$1 Million.</p> <p><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.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 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 \$1 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. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Manager, Transaction Services is only Manager with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- 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:	Brad Bradford	Councillor:		
Contact Name:	Rishab Mehan	Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	No objections – November 5, 2021			

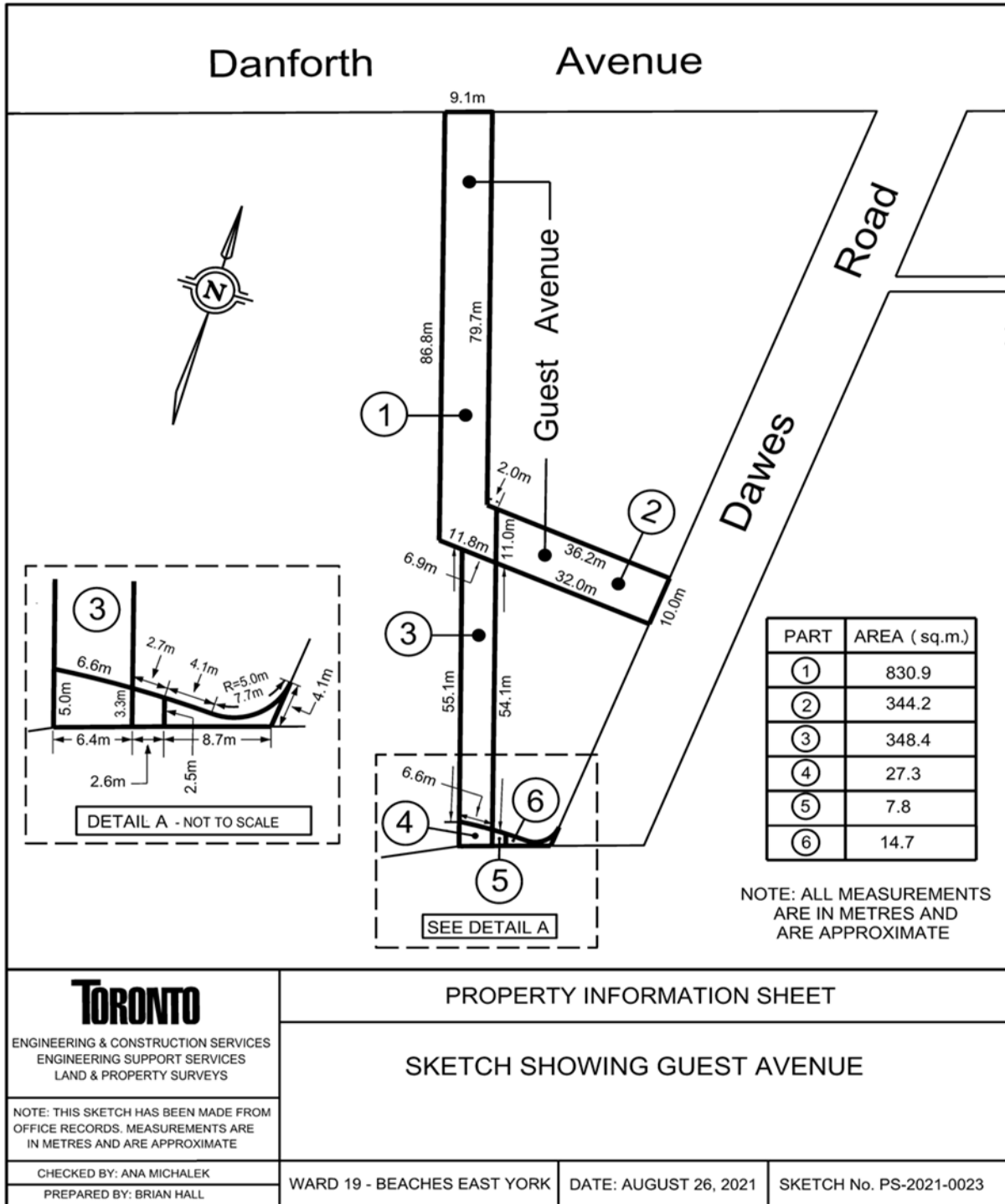
Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Lukasz Pawlowski/Daniel Reynolds	Contact Name:	Ciro Tarantino
Comments:	Concurs with submission of DAF–November 7, 2021	Comments:	Concurs with FIS – November 5, 2021

Legal Services Division Contact

Contact Name: Rebecca Hartley November 5, 2021

DAF Tracking No.: 2021- 302	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Portfolio Management Scott Delahunt	Nov. 8, 2021	Signed by Scott Delahunt
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Transaction Services Alison Folosea	Nov. 8, 2021	Signed by Alison Folosea



Toronto

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE: THIS SKETCH HAS BEEN MADE FROM OFFICE RECORDS. MEASUREMENTS ARE IN METRES AND ARE APPROXIMATE

CHECKED BY: ANA MICHALEK
PREPARED BY: BRIAN HALL

PROPERTY INFORMATION SHEET

SKETCH SHOWING GUEST AVENUE

WARD 19 - BEACHES EAST YORK

DATE: AUGUST 26, 2021

SKETCH No. PS-2021-0023