

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

TRACKING NO.: 2022-033

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:	January 26, 2022	Phone No.:	437-245-6958

Purpose	To Transfer the Operational Management of a City-Owned property ("The Property") located at 25 Oakcrest Avenue from Corporate Real Estate Management (CREM) to Parks, Forestry & Recreation (PF&R) to operate the property as Parkland.
Property	25 Oakcrest Avenue, shown in Figure 3 - Reference Plan - 64R-31171 in "Appendix A" legally described as Part Lot 5 Concession 1 From The Bay Township Of York & Part Lot 66 Plan 635e Toronto, Being Parts 1 & 2 On Plan 66r31171 City Of Toronto
Actions	1. Transfer the Operational Management of the Property from CREM to PF&R.
Financial Impact	There are no financial implications to the City. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section
Comments	On November 13th, 2020, Councillor Bradford sent a letter to PF&R, in support of a local community group, requesting the Property known as 25 Oakcrest Avenue be converted into a community garden. PF&R staff have evaluated the site and concluded that, while it is unsuitable for a community garden, the Property can be converted to general park use. The Property is currently vacant, and presents an opportunity to better utilize underused City land. The Property would add to the existing inventory of parkland in close proximity to areas with low parkland provision, including priority 'Areas of Parkland Need' located north of Danforth Ave and south of Gerrard St E. PF&R will begin community consultation on the design of the future park with the community group that had requested the creation of a park at this location, and with the general public in 2022. 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.

Property Details	Ward:	Ward 19 - Councillor Brad Bradford
	Assessment Roll No.:	190409533000201
	Approximate Size:	N/A
	Approximate Area:	10893.ft ²
	Other Information:	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.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
	Request/waive hearings of necessity delegated to less senior positions.	Request/waive hearings of necessity delegated to less senior positions.
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/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.	<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"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.
	Delegated to a more senior position.	<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"/> (a) Where total compensation does not exceed \$5 Million.
	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<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"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel 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/Estoppel 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. 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.

<ul style="list-style-type: none"> • Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
<ul style="list-style-type: none"> • Expropriation Applications and Notices following Council approval of expropriation.
<ul style="list-style-type: none"> • Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval

<input type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property
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Consultation with Councillor(s)
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Councillor:	Brad Bradford	Councillor:		
Contact Name:	N/A	Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	N/A	Comments:		

Consultation with Divisions and/or Agencies
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Division:	Parks, Forestry & Recreation	Division:	Financial Planning
Contact Name:	Teresa Liu, Parks Planner	Contact Name:	Ciro Tarantino
Comments:	Concurs 01/24/2022	Comments:	Concurs 01/25/2022

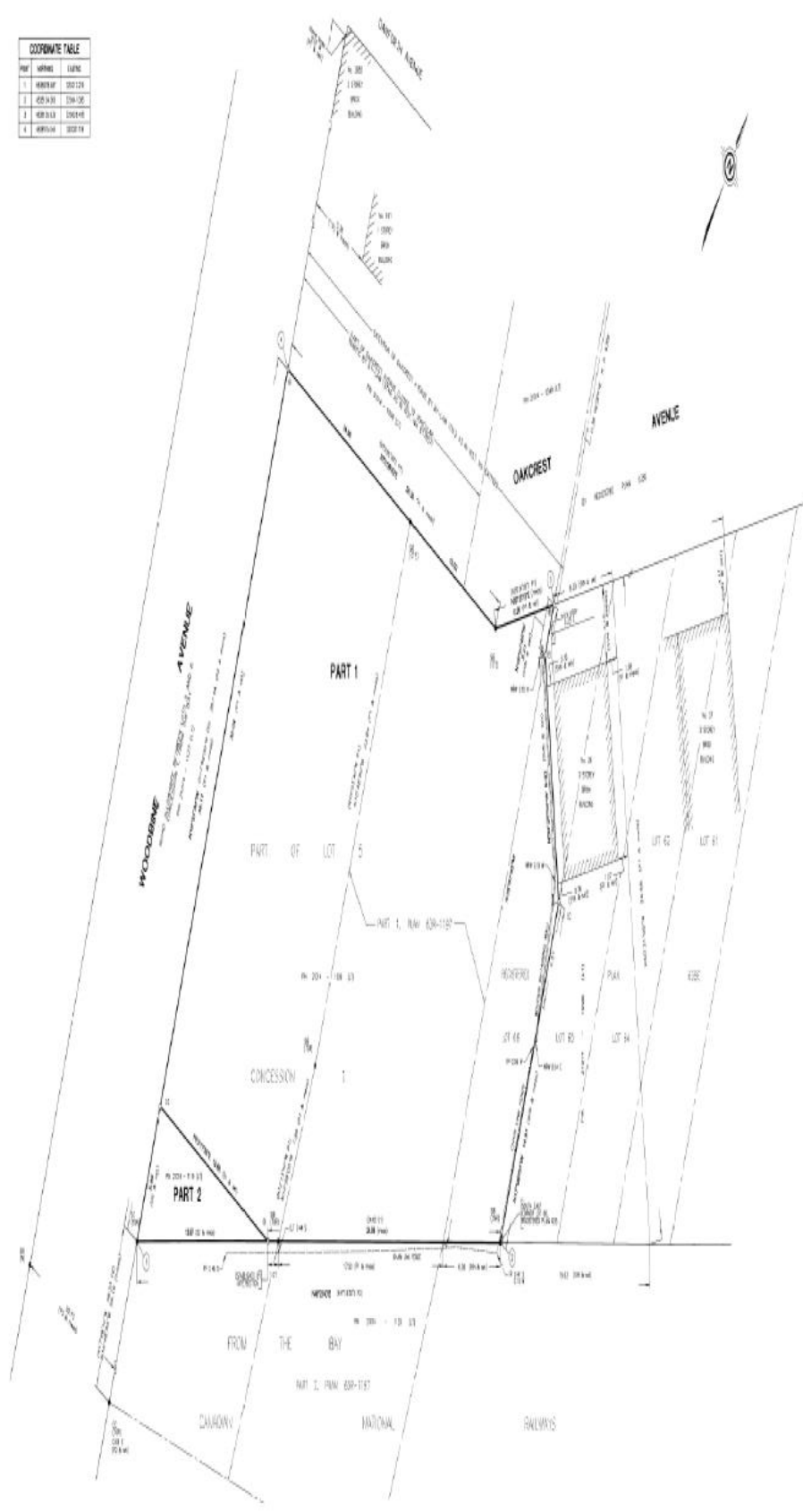
Legal Services Division Contact
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Contact Name:	N/A
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DAF Tracking No.: 2022-033	Date	Signature
Recommended by: Manager, Real Estate Services R. Ro	Jan. 26, 2022	Signed by Ronald Ro
Recommended by: Director, Real Estate Services A. Folosea	Feb. 15, 2022	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	Feb. 17, 2022	Signed by Patrick Matozzo

Appendix A

POINT	NORTHING	EASTING
1	489154.0	100121.0
2	489154.0	100132.0
3	489154.0	100141.0
4	489154.0	100171.0



REGISTERED PLAN TO BE RECORDED UNDER THE REGISTRY ACT
 PLAN 688-2017
 DATE: 16/10/20
 BY: [Signature]
 FOR THE LAND TITLE AND REGISTRY DIVISION OF THE TORONTO OFFICE OF THE CITY OF TORONTO

PART OF LOT	PLAN CONCESSION	ALL OF THE	AREA (M ²)
1	CONCESSION 1 FROM THE BAY	2074-1020 (1.1)	1000.0
2	CONCESSION 1 FROM THE BAY	2074-1111 (1.1)	101.0

PLAN OF SURVEY OF
 PART OF LOT 5
 CONCESSION 1
 FROM THE BAY
 PART OF LOT 66
 REGISTERED PLAN 688
 CITY OF TORONTO



METRIC DIMENSIONS AND COORDINATES SHOWN IN THIS PLAN ARE METRIC AND SHALL BE CONSIDERED TO BE THE BASIS OF THE PLAN.

DEFINITIONS: ALL DIMENSIONS ARE TO BE CONSIDERED TO BE IN METERS UNLESS OTHERWISE SPECIFIED.

BOUNDARY BEARS ARE TO BE CONSIDERED TO BE THE BASIS OF THE PLAN UNLESS OTHERWISE SPECIFIED.

PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS SHALL APPLY TO THIS PLAN.

CONVEYANCES AND ENCUMBRANCES ARE TO BE CONSIDERED TO BE THE BASIS OF THE PLAN UNLESS OTHERWISE SPECIFIED.

- LEGEND**
- 1 DOTTED BOUNDARY LINE
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SURVEYOR'S CERTIFICATE

I, [Signature], being a Licensed Professional Surveyor, do hereby certify that the above is a true and correct copy of the original survey plan as shown to me by the owner thereof.

DATE: 16/10/20
 [Signature]
 SURVEYOR

Toronto Land & Property Survey
 80 Queen Street West
 Toronto, Ontario
 M5H 2R2

Engineering & Construction Services
 Engineering Support Services

DATE OF SURVEY: 16/10/20
 PLAN NUMBER: 688-2017
 SURVEY NUMBER: 688-2017

Appendix B

