

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

TRACKING NO.: 2021-186

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:	November 16, 2021	Phone No.:	437-245-6958

Purpose	To transfer the operational management of a City-owned property known as the King/Queen Triangle located at 555 Queen Street East ("the Property") from Corporate Real Estate Management (CREM) to the Parks, Forestry & Recreation (PF&R) to allow the property to be appropriately managed as parkland as previously intended, and to facilitate public art installation.
Property	555 Queen Street East, shown as Parts 1 & 2 in "Appendix A" legally described Block 11, Plan 66m2473 City of Toronto; (the "Property")
Actions	1. Transfer the operational management of the Property from CREM to PF&R.
Financial Impact	<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> <p>PF&R's estimated operating cost for the Property is \$4,600 per year (cost centre P00549)</p>
Comments	<p>On May 17, 18, and 19, 2005, City Council approved the West Don Lands Precinct Plan and Environmental Assessment Master Plan. The Property is identified as open space in the West Don Lands Precinct Plan. It is also identified as part of the parks and open space network in the Downtown Plan.</p> <p>The Property had previously been an unnamed Link Road between River Street and Bayview Avenue. Following the adoption by Council of the West Don Lands Precinct Plan and Environmental Assessment Master Plan, the Link Road was identified as being required for the construction of the Flood Protection Landform forming a part of those Plans. It was declared surplus by Transportation Services and leased to the Province for five years, with the intention that future disposal would be to TRCA and/or PF&R.</p> <p>After the lease ended the Property was remediated for use as parkland and a Record of Site Condition (RSC) was filed in June 2011, but the formal transfer of operational management to PFR did not take place at that time (although PFR has been maintaining the property as parkland since 2019). The requested transfer to PF&R would allow the property to be maintained for use as parkland as previously intended.</p> <p>PF&R staff are also working with Waterfront Toronto to install public art on this site. The vision for the property is to create a gathering space and a major piece of Indigenous public art, with implementation planned for 2023/24. This site is of a suitable location and configuration for public art as it is on a prominent corner that functions as a gateway into the neighbourhood.</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>

Property Details	Ward:	Ward 13 - Councillor Kristyn Wong-Tam
	Assessment Roll No.:	1904-07-1-560-03855
	Approximate Size:	N/A
	Approximate Area:	1543.8 m 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. Request/waive hearings of necessity delegated to less senior positions.	<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.
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. Delegated to a more senior position.	<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"/> (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"/> (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

(k) Correcting/Quit Claim Transfer/Deeds

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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:	Kristyn Wong-Tam				Councillor:				
Contact Name:	N/A				Contact Name:				
Contacted by:	Phone	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	N/A				Comments:				

Consultation with Divisions and/or Agencies

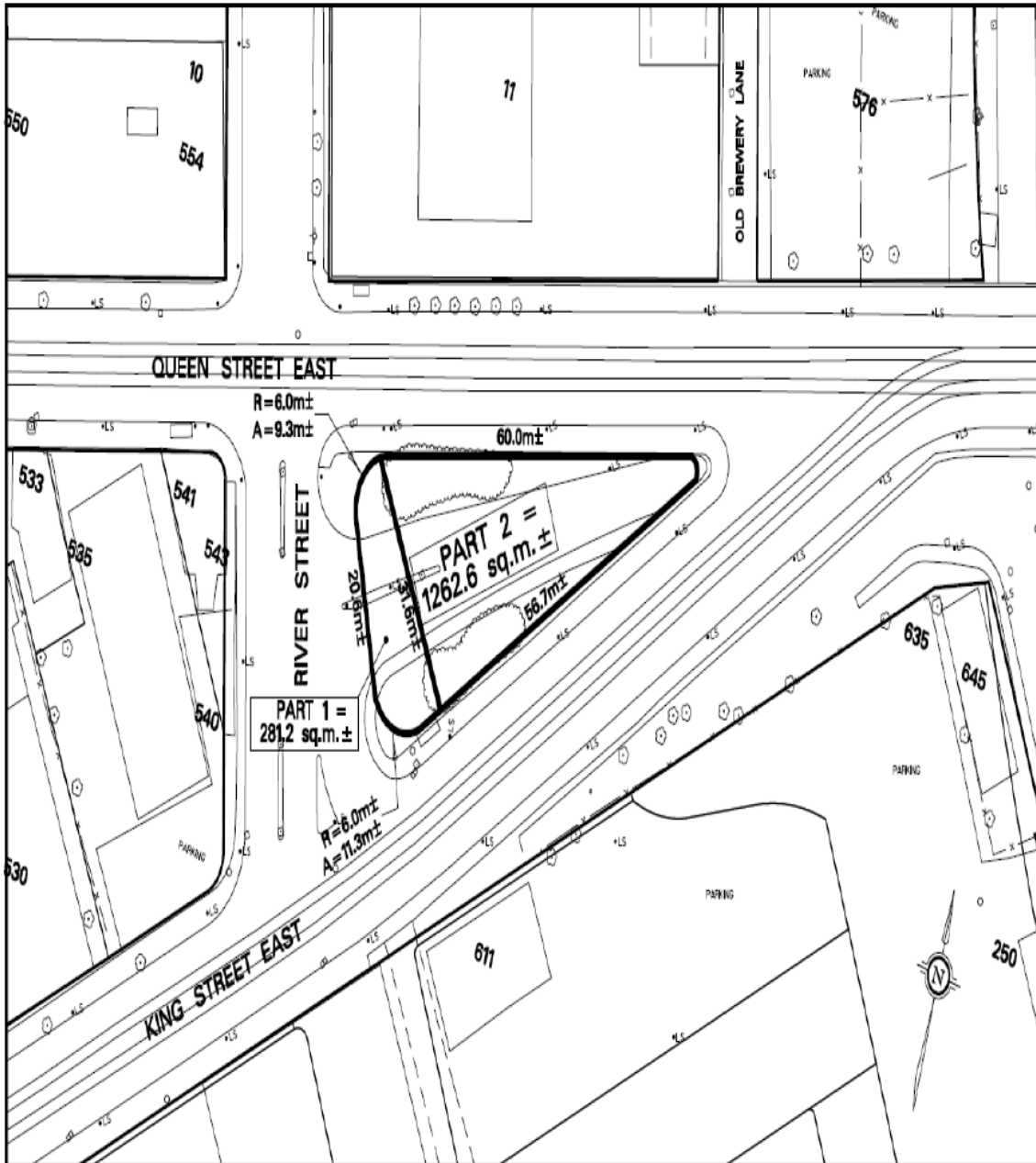
Division:	Parks, Forestry & Recreation	Division:	Financial Planning
Contact Name:	Teresa Liu, Parks Planner	Contact Name:	Ciro Tarantino
Comments:	Concurs 11/16/2021	Comments:	Concurs


Legal Services Division Contact

Contact Name:	N/A
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DAF Tracking No.: 2021-186	Date	Signature
Recommended by: Manager, Real Estate Services Ronald Ro.	Dec. 1, 2021	Signed by Ronald Ro
Recommended by: Director, Real Estate Services A. Folosea	Dec. 9, 2021	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	Dec. 9, 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	Dec. 9, 2021	Signed by Josie Scioli

Appendix A



 TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES	NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS	PROPERTY INFORMATION SHEET CITY OWNED LAND	
	NOT TO SCALE PREPARED BY: DWAYNE MITT CHECKED BY: JOHN HOUSE	PERMANENT CLOSURE OF A PORTION OF RIVER STREET (PART 1) AND THE UN-NAMED LINK ROAD BETWEEN RIVER STREET AND BAYVIEW AVENUE (PART 2)	

Appendix B

