

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

TRACKING NO.: 2022-173

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

Prepared By:	Rutvik Pandya	Division:	Corporate Real Estate Management
Date Prepared:	August 2, 2022	Phone No.:	416-338-5812

Purpose	To obtain authority to enter into a licence renewal agreement (the " Agreement ") with Her Majesty the Queen in right of Ontario as represented by the Minister of Government and Consumer Services (the " Licensor "), for the use of certain lands within the hydro corridors for various parks and recreation uses by City of Toronto (the "City"), as Licensee.																										
Property	Certain lands within the hydro corridors, comprising approximately 994.302 acres, as described more particularly in Schedule A (the " Licensed Area ").																										
Actions	1. Authority be granted to enter into the Agreement with the Licensor, on the terms set out below, and on any such other or amended terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.																										
Financial Impact	Pursuant to the Master License Agreement, the City must pay 50% of the annual taxes or grants/payments in lieu of taxes (PILT) portion of the Licensed Area. The estimated annual PILT for the Licensed Area during the renewal term from Jan 1, 2021 to Dec 31, 2030 is as follows excluding HST:																										
	<table border="1"> <thead> <tr> <th>Year</th> <th>Estimated PILT</th> </tr> </thead> <tbody> <tr><td>2021</td><td>474,300.08</td></tr> <tr><td>2022</td><td>474,300.08</td></tr> <tr><td>2023</td><td>474,300.08</td></tr> <tr><td>2024</td><td>474,300.08</td></tr> <tr><td>2025</td><td>474,300.08</td></tr> <tr><td>2026</td><td>474,300.08</td></tr> <tr><td>2027</td><td>474,300.08</td></tr> <tr><td>2028</td><td>474,300.08</td></tr> <tr><td>2029</td><td>474,300.08</td></tr> <tr><td>2030</td><td>474,300.08</td></tr> <tr><td>Total</td><td>\$4,743,000</td></tr> </tbody> </table>			Year	Estimated PILT	2021	474,300.08	2022	474,300.08	2023	474,300.08	2024	474,300.08	2025	474,300.08	2026	474,300.08	2027	474,300.08	2028	474,300.08	2029	474,300.08	2030	474,300.08	Total	\$4,743,000
Year	Estimated PILT																										
2021	474,300.08																										
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2029	474,300.08																										
2030	474,300.08																										
Total	\$4,743,000																										
	Payments are available in the 2022 Council Approved Operating Budget for Parks, Forestry & Recreation under cost center P06827 and will be included in future budget submissions in the later years.																										
	The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.																										
Comments	By way of adoption of GM33.6, City Council at its meeting on August 25, 26 and 27, 2010 authorized the Master License Agreement between the City and Ontario Realty Corporation (the predecessor to Ontario Infrastructure and Lands Corporation), acting as an agent on behalf of Her Majesty The Queen in Right of Ontario, for use of certain lands within the hydro corridors for various parks uses. By way of adoption of GM20.8, City Council at its Meeting on April 3 and 4, 2013 authorized the City to enter into agreements with the Licensor using the Licensor's form of indemnity and release language. The Licensed Area increased from 2.376 acres to 94.830 acres due to the Meadoway project. Lands are added to the Master License Agreement from time to time to permit for various park uses. Through DAF 2016-196 the City entered into a Master License Renewal agreement for the continued use of the lands on various hydro corridors for parks and recreation uses by the City, commencing January 1, 2016 for a five (5) year term..																										
Terms] The term of the Agreement shall be for a period of ten (10) years commencing on the 1 st day of January, 2021 and expiring on the 31 st day of December 2030. The amended Licensed Area is set out in Schedule "A" attached hereto. All other major terms and conditions will remain the same.																										

Property Details	Ward:	Various
	Assessment Roll No.:	
	Approximate Size:	994.302 acres
	Approximate Area:	
	Other Information:	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
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/REOIs:	<input type="checkbox"/> Issuance of RFPs/REOIs.	<input type="checkbox"/> Issuance of RFPs/REOIs.
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 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"/> (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 checked="" 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

(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:		Councillor:		
Contact Name:		Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:		Comments:		

Consultation with Divisions and/or Agencies

Division:	PFR	Division:	Financial Planning
Contact Name:	Brian Majcenic	Contact Name:	Ciro Tarantino
Comments:	Provided via email	Comments:	Concurred – July 27, 2022

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2022- 173	Date	Signature
Recommended by: Susan Lin - Manager, Real Estate Services	August 11, 2022	Signed by Susan Lin
Recommended by: Alison Folosea - Director, Real Estate Services	August 18, 2022	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services Josie Scioli	August 18, 2022	Signed by Josie Scioli

Schedule A

SCHEDULE "A"
MASTER PARK LICENCE TO CITY OF TORONTO
FILE: TORONTO 632.1-3020

Site	Schedule #	Former Municipality	Former HONI File#	Park/Location	Licensed Area (acres)	Taxable Area (acres)	Term	Purpose
1	B1	East York	632.1-502	Thornccliffe Park Community Garden Plots	2.000	2.000	01/01/2021 to 31/12/2025	Garden Plots
2	B2	East York	632.1-503	Dentonia Park	3.460	3.460	01/01/2021 to 31/12/2025	Recreational
3	B3	East York	632.1-524	Thornccliffe Park Community Garden Plots	0.248	0.248	01/01/2021 to 31/12/2025	Garden Plots
4	B4	Etobicoke	632.1-514	Central Park/Tom Riley Park	4.840	4.840	01/01/2021 to 31/12/2025	Recreational
5	B5	Etobicoke	632.1-532	Centennial Park	70.000	70.000	01/01/2021 to 31/12/2025	Recreational
6	B6	Etobicoke	632.1-534	Valley Drive	6.445	6.445	01/01/2021 to 31/12/2025	Recreational
7	B7	Etobicoke	632.1-550	Echo Valley/Hampshire Heights Park	7.250	7.250	01/01/2021 to 31/12/2025	Recreational
8	B8	Etobicoke	632.1-606	Tamarisk Park	1.480	1.480	01/01/2021 to 31/12/2025	Recreational
9	B9	Etobicoke	632.1-629	Stoffel Road (Garden Allotment Plots)	3.950	3.950	01/01/2021 to 31/12/2025	Garden Plots
10	B10	Etobicoke	632.1-680	North Humber Bicycle Trail	0.138	0.138	01/01/2021 to 31/12/2025	Bike Path
11	B11	North York	632.1-505	Bathurst/Finch Soccer Fields	36.100	36.100	01/01/2021 to 31/12/2025	Recreational
12	B12	North York	632.1-513	Fourwinds Allotment Gardens	5.510	5.510	01/01/2021 to 31/12/2025	Garden Plots
13	B13	North York	632.1-523	G. Ross Lord Park	1.797	1.797	01/01/2021 to 31/12/2025	Recreational
14	B14	North York	632.1-540	Jonesville Park & Garden Allotments	2.987	2.987	01/01/2021 to 31/12/2025	Garden Plots
15	B15	North York	632.1-544	Bishop Avenue (Allotment Gardens)	2.370	2.370	01/01/2021 to 31/12/2025	Garden Plots
16	B16	North York	632.1-553	Norfinch Sports Fields	20.000	20.000	01/01/2021 to 31/12/2025	Recreational
17	B17	North York	632.1-566	Jonesville Sports Fields	13.700	13.700	01/01/2021 to 31/12/2025	Recreational
18 19	B18	North York	632.1-548 632.1-569	Sentinel Road Tobermory	12.294	12.294	01/01/2021 to 31/12/2025	Recreational
20	B19	Scarborough	632.1-538	Wexford Hydro Park	23.230	23.230	01/01/2021 to 31/12/2025	Recreational
21	B20	Scarborough	632.1-550	Daventry Garden Plots	3.210	3.210	01/01/2021 to 31/12/2025	Garden Plots
22	B22	Scarborough	632.1-611	Woodsworth Park	5.683	5.683	01/01/2021 to 31/12/2025	Recreational
23	B23	Scarborough	632.1-625	Givendale Garden Plots	2.066	2.066	01/01/2021 to 31/12/2025	Garden Plots
24	B24	Scarborough	632.1-627	Thomson Park	47.480	47.480	01/01/2021 to 31/12/2025	Recreational
25 26	B25	Toronto	632.1-507 632.1-592	Brandon Ave. Parkette Beaver/Lightbourne Parkette	3.120	3.120	01/01/2021 to 31/12/2025	Recreational
28	B26	Toronto	632.1-513	Shaw Street & Christie Street	1.829	1.829	01/01/2021 to 31/12/2025	Recreational
29	B27	Toronto	632.1-534	S.A.D.R.A. Park	0.880	0.880	01/01/2021 to 31/12/2025	Recreational
30	B28	Toronto	632.1-556	Silverthorn Avenue Parkette	2.180	2.180	01/01/2021 to 31/12/2025	Recreational
31	B29	Toronto	632.1-558	St. Clarens Ave. & Primrose Ave.	0.775	0.775	01/01/2021 to 31/12/2025	Recreational
32 33	B30	Toronto	632.1-565 632.1-568	Geary Avenue Parkette-east section Geary Avenue-mid section	1.212	1.212	01/01/2021 to 31/12/2025	Recreational
34 35	B31	Toronto	632.1-566 632.1-576	Prescott Avenue Parkette	0.823	0.823	01/01/2021 to 31/12/2025	Recreational
36 37	B32	Toronto	632.1-591 632.1-596	Bartlett Parkette Bristol Avenue Parkette	1.044	1.044	01/01/2021 to 31/12/2025	Recreational
39	B33	York	632.1-502	Woolner Park	2.339	2.339	01/01/2021 to 31/12/2025	Recreational
40	B34	York	632.1-506	Eileen Ave.	9.100	9.100	01/01/2021 to 31/12/2025	Recreational

Sites	Schedule #	Former Municipality	Former HONI File#	Park/Location	Licensed Area (acres)	Taxable Area (acres)	Term	Purpose
41	B35	York	632.1-509	Scarlett Rd. & Eileen Ave.	0.083	0.083	01/01/2021 to 31/12/2025	Pedestrian Walkway
42	B36	York	632.1-510	Lavender Creek/Terry Drive Trail	13.065	13.065	01/01/2021 to 31/12/2025	Recreational
43	B37	Scarborough	632.1-3082	McCowan Rd. to Scarborough Golf Club Rd.	103.000	7.650	01/01/2021 to 31/12/2025	Trail
50	B44	North York	632.1-3323	Tangiers Rd. Extension to Dufferin St.	13.800	4.550	01/01/2021 to 31/12/2025	Trail
51	B45	Scarborough	632.1-510	Bamburgh Circle Park	4.000	4.000	01/01/2021 to 31/12/2025	Recreational
52	B46	Scarborough	632.1-641	Huntsmill Park Extension	16.800	16.800	01/01/2021 to 31/12/2025	Recreational
53	B47	Etobicoke	632.1-631	West Humber Park Trail, west of Albion	0.170	0.172	01/01/2021 to 31/12/2025	Trail
54	B48	North York	632.1-508	East Flemingdon Park	33.140	33.140	01/01/2021 to 31/12/2025	Recreational
55	B49	North York	632.1-3320	Black Creek to Sentinel	13.300	1.720	01/01/2021 to 31/12/2025	Trail
56	B50	East York	632.1-518	Lumsden Ave to Taylor Creek Trail	0.026	0.026	01/01/2021 to 31/12/2025	Pedestrian Walkway
57	B51	Etobicoke	632.1-588	Between Highway 27 & Alicewood Court	0.040	0.040	01/01/2021 to 31/12/2025	Pedestrian Walkway
58	B52	Scarborough	632.1-552	Birchmount Berms, Birchmount Road	8.160	8.160	01/01/2021 to 31/12/2025	Recreational
59	B53	Scarborough	632.1-610	L'Amoreaux Pk, McNicoll/Kennedy/Birchmount	24.475	24.475	01/01/2021 to 31/12/2025	Recreational
60	B54	East York	632.1-508	Taylor Creek Park	4.000	4.000	01/01/2021 to 31/12/2025	Park
61	B55	North York	632.1-4522	Linkwood Park Dog Off Leash Area	0.660	0.660	01/01/2021 to 31/12/2025	Dog Off Leash Area
62	B56	Toronto	632.1-549	Bristol Avenue Parkette	1.148	1.148	01/01/2021 to 31/12/2025	Parkette
63	B57	Toronto	632.1-571	Lower Don River Trail	0.450	0.450	01/01/2021 to 31/12/2025	Path
64	B58	North York	632.1-3620	Willowdale Ave to Pineway Blvd	73.502	6.440	01/01/2021 to 31/12/2025	Path
65	B59	Scarborough	632.1-5695	Heather Heights Woods to Orton Park Rd	0.250	0.098	01/01/2021 to 31/12/2025	Trail
66	B60	North York	632.1-5277	Bermondsey Rd to Victoria Park Ave	19.610	2.624	01/01/2021 to 31/12/2025	Trail
67	B61	North York	632.1-5822	Emery Creek Trail	8.822	0.840	01/01/2021 to 31/12/2025	Trail
68	B62	Scarborough	632.1-6117	Morningside Heights Garden	11.170	1.636	01/01/2021 to 31/12/2025	Garden Plots
69	B63	Scarborough	632.1-689	Warden McNicoll Soccer Fields	8.810	8.810	01/01/2021 to 31/12/2025	Recreational
70	B64	North York	632.1-5317	East Don Trail	17.451	1.289	01/01/2021 to 31/12/2025	Trail
71	B21	Scarborough	632.1-568	Wexford Trail	94.830	2.376	01/01/2021 to 31/12/2025	Bike Path
TOTAL Acreage (Sites 1-71):					994.3022	464.392		