

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

TRACKING NO.: 2022-317

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management
Date Prepared:	December 20, 2022	Phone No.:	416-392-1857

Purpose	To obtain authority for the City to consent, as property owner, to the inclusion of City-owned lands situated on the east side of Park Lawn Road between the Gardiner Expressway and rail corridor in a Site Plan Application submission for the proposed Park Lawn GO Station by the abutting landowner, Lakeshore Development Inc. (the "Applicant").
Property	Triangular shaped parcel of vacant land located on the east side of Park Lawn Road between the Gardiner Expressway and rail corridor, as shown on the location map on Appendix "A" and displayed as Part 1 on Sketch No. PS 2019-121 on Appendix "B" (the "Property").
Actions	1. Authority be granted for the City to consent, as Property owner, to the inclusion of the Property in the Site Plan Application by the Applicant.
Financial Impact	There are no financial implications to the City resulting from this approval. A legal services fee of \$629.41 (plus HST) will be paid by the Applicant in accordance with the City of Toronto Municipal Code Chapter 441. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.
Comments	At its meeting of November 27, 2012 City Council directed staff to undertake a comprehensive Transportation Master Plan (TMP), for the Park Lawn Road and Lake Shore Boulevard West area. At its meeting of July 16-18, 2019, City Council accepted a settlement offer supporting the re-designation of 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (Christie's Site Secondary Plan Area) from Core Employment Areas to General Employment Areas and Regeneration Areas with new site specific policies that provide a framework for a new Secondary Plan as illustrated in Appendix "C". In July 2019, City Council, concurrent with its adoption of a settlement with a predecessor to the Applicant on OPA 231, directed Transportation Services to resume work on the TMP and integrate the work with the Christie's Planning Study and Secondary Plan process. By way of DAF 2019-304, predecessors of the Applicant were authorized to include the Property in an application for development approval. In April 2020, Metrolinx released the Initial Business Case for the proposed new Park Lawn GO Station within the Christie's development site. Both the Christie's Planning Study and the Park Lawn Lake Shore TMP have been coordinated with the Transit Project Assessment Process (TPAP) study for the proposed new Park Lawn GO Station. The TPAP is being led by the Applicant, owner of the Christie's site, on behalf of Metrolinx as part of their Transit Oriented Communities (TOC) strategy. The Applicant is responsible not only for the process of the station design and approval, but also for the construction of the GO station and certain lands for public roadways which would then be turned over to Metrolinx for operation. One of the GO station buildings is proposed to be located on the Property. It is currently intended that the Property will be ground leased to Metrolinx for this transportation use. The Metrolinx TOC strategy requires that the Applicant be responsible for all costs associated with the delivery of the GO station, including the cost of acquiring the required land rights. A consent letter to Lakeshore Development Inc. is required from the City for the Applicant's submission of the Site Plan Application for the proposed Park Lawn GO Station.
Terms	The letter of consent that is to be provided to the Applicant will expressly state that the City's consent is being given solely in the City's capacity as landowner and that by giving such consent, the City shall not be deemed to support or endorse the merits of the Applicant's applications nor to fetter City Council's discretion in any way. The Applicant shall be required to assume all risk, cost and expense associated with the application.

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	1919018020003000000
	Approximate Size:	Irregular
	Approximate Area:	5,800.4 m ² ± (51,671.07 ft ² ±)
	Other Information:	

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 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 checked="" 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 (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers 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:	Amber Morley	Councillor:	
Contact Name:	Matt Cook	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objection (December 20, 2022)	Comments:	

Consultation with Divisions and/or Agencies

Division:		Division:	Financial Planning
Contact Name:		Contact Name:	Filisha Jenkins
Comments:		Comments:	(Concurs December 15, 2022)

Legal Services Division Contact

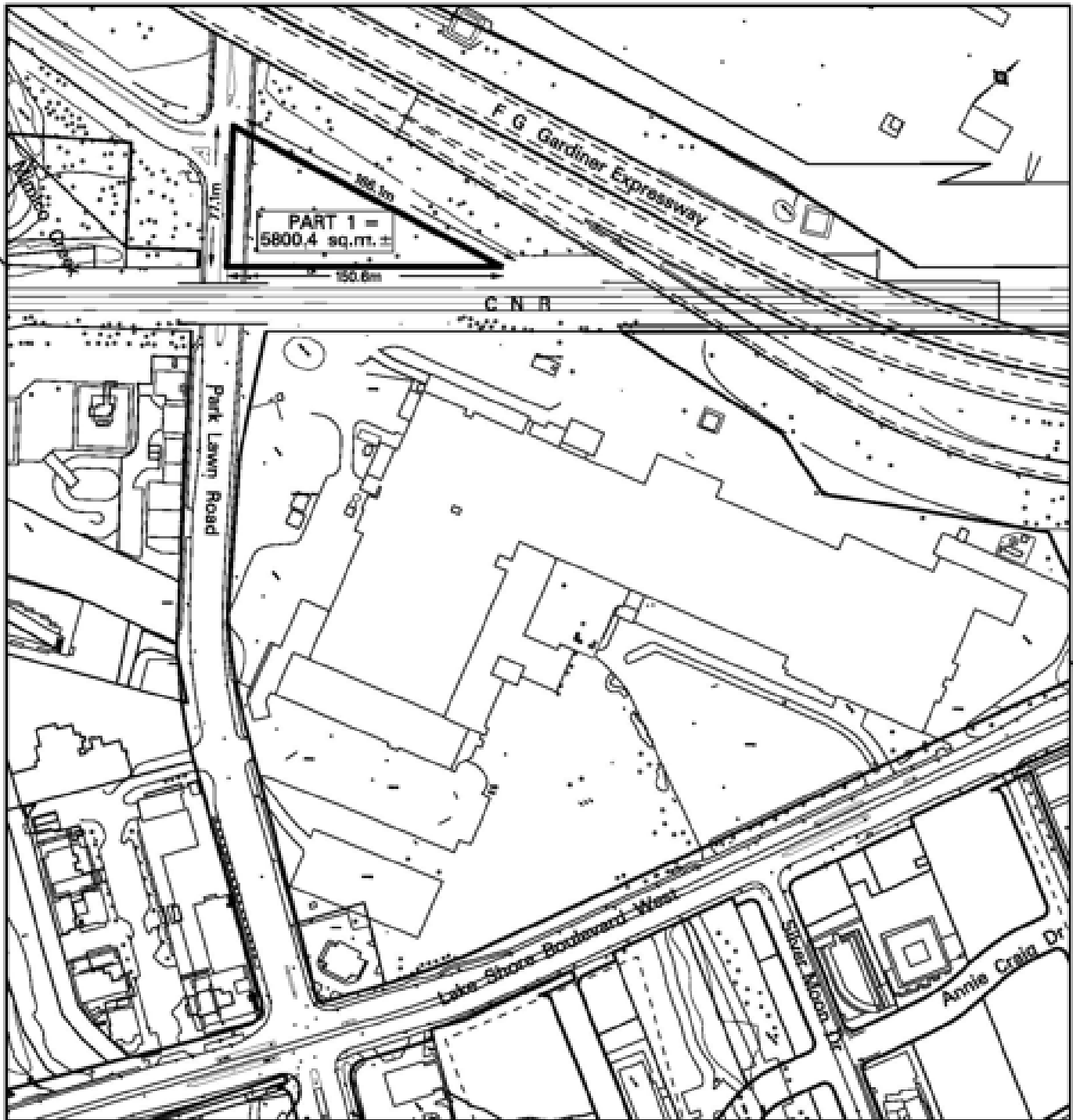
Contact Name: Rebecca Hartley (Concurs December 14, 2022)

DAF Tracking No.: 2022-317	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela	Dec. 22, 2022	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec. 23, 2022	Signed by Alison Folosea

Appendix "A" – Location Map & Aerial Photo



Appendix "B" – Sketch No. PS-2019-121



NOTE:
 THIS SKETCH HAS BEEN
 COMPILED FROM OFFICE
 RECORDS. MEASUREMENTS
 ARE APPROXIMATE

CHECK BY JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

SKETCH SHOWING A PORTION OF F.G. GARDINER
 EXPRESSWAY ON THE EAST SIDE OF PARK LAWN
 NORTH OF LAKE SHORE BOULEVARD

WARD 3 - ETOBICOKE-LAKESHORE
 DATE: OCTOBER 10, 2019

SKETCH No. PS-2019-121

Appendix "C" – Christie's Site Secondary Plan Area

