

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

TRACKING NO.: 2023-023

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:	January 5, 2023	Phone No.:	416-338-5812

<b>Purpose</b>	To transfer the operational management of the City-Owned property located at 20 Castlefield Avenue from Toronto Parking Authority (TPA) to Parks, Forestry & Recreation (PF&R) to operate the property as parkland.										
<b>Property</b>	20 Castlefield Avenue, legally described as: firstly: Part Lot 2 Concession 1, west of Yonge street Township of York, Part 1 Plan 66R-31283; City of Toronto; secondly: Part Lot 3 & 5, Lot 4, Range 4 Plan 734, Part 3, Plan 66R-31283; City of Toronto, PIN 211600359 (LT), shown outlined on Appendix "A" (the "Property").										
<b>Actions</b>	1. Transfer the Operational Management of the Property from TPA to PF&R.										
<b>Financial Impact</b>	<p>Transfer of operational management from TPA to PFR was approved as of July 2022, Parks, Forestry &amp; Recreation (PF&amp;R) will transfer \$535,000 to Toronto Parking Authority (TPA), equal to the net book value of the city-owned property as at July 2022. The funds to be transferred have been included in the 2022 Council Approved Capital Budget for Parks, Forestry &amp; Recreation (PF&amp;R) under cost center CPR115-50-01.</p> <p>PF&amp;R will also collect revenue as part of a license agreement currently being negotiated with 2500 Yonge Street Limited (developer of the adjacent site), based on a previous settlement between TPA and 2500 Yonge Street Limited.</p> <p>The City will receive maximum potential total revenues of \$858,616.20 (plus HST and applicable taxes) over the full thirty-six (36) months of the license agreement, which includes the option to renew. Should the option to renew not be extended, the total revenues to the City will be \$568,620.00 (plus HST and applicable taxes).</p> <p>Revenue to the City (plus HST and applicable taxes) is as follows:            a) \$213,232.50 in 2023            b) \$284,310.00 in 2024            c) \$71,077.50 in 2025            d) \$289,996.20 in 2025-2026 (if extended).</p> <p>Revenue will be directed to the 2023 Council Approved Operating Budget for Parks Forestry and Recreation (PFR).</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>										
<b>Comments</b>	<p>Toronto Parking Authority executed an agreement (the Agreement) in 2016 to sell the lands municipally known as 20 Castlefield Avenue and 565 Duplex Avenue (the City Lands) to 2500 Yonge Street Limited (the Purchaser). City Council did not approve the sale of the City Lands as provided for in the Agreement. In 2020, City Council directed City Staff to initiate a City-initiated Official Plan Amendment to re-designate the reconfigured TPA lands to Parks and Open Space in the Official Plan. See attached link to the Council decision: <a href="https://secure.toronto.ca/council/agenda-item.do?item=2020.NY14.3">https://secure.toronto.ca/council/agenda-item.do?item=2020.NY14.3</a> . On Oct 1, 2021, City Council approved the re-designation of the Properties to Parks in the Official Plan. See attached link to Council decision: <a href="https://secure.toronto.ca/council/agenda-item.do?item=2021.NY26.5">https://secure.toronto.ca/council/agenda-item.do?item=2021.NY26.5</a> . Following this Council direction, on July 26, 2022, the Operational Program Management Committee (OPMC) approved the transfer of operational management of the property at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue from the Toronto Parking Authority (TPA) to Parks, Forestry and Recreation (PFR) for the creation of a new park.</p> <p>The transfer of operational management of the property will come into effect immediately upon approval/execution of this Delegated Approval Form. Following the transfer, PFR will take over all operations on the property, including maintenance and securing of the site.</p>										
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>Ward 8 - Councillor Mike Colle</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904-11-4-640-02600 &amp; 1904-11-4-640-00100</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>N/A</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>40,225.ft<sup>2</sup></td> </tr> <tr> <td><b>Other Information:</b></td> <td>N/A</td> </tr> </table>	<b>Ward:</b>	Ward 8 - Councillor Mike Colle	<b>Assessment Roll No.:</b>	1904-11-4-640-02600 & 1904-11-4-640-00100	<b>Approximate Size:</b>	N/A	<b>Approximate Area:</b>	40,225.ft <sup>2</sup>	<b>Other Information:</b>	N/A
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<b>Other Information:</b>	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. <b>Request/waive hearings of necessity delegated to less senior positions.</b>	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. <b>Request/waive hearings of necessity delegated to less senior positions.</b>
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"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <b>Delegated to a more senior position.</b>	<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"/> (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.
- 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:	Mike Colle	Councillor:	
Contact Name:		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:	N/A	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	- Parks, Forestry & Recreation - Toronto Parking Authority	Division:	Financial Planning
Contact Name:	- Teresa Liu, Parks Planner - Patricia Persall Mills, Manager	Contact Name:	Filisha Jenkins
Comments:	Concurred	Comments:	Jan 3, 2023 – Concurred

**Legal Services Division Contact**

Contact Name:	N/A
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DAF Tracking No.: 2023-023	Date	Signature
Recommended by: Manager, Real Estate Services J. Kowalski	Feb. 14, 2023	Signed by Jennifer Kowalski
Recommended by: Director, Real Estate Services G. Leah	Feb. 17, 2023	Signed by Graham Leah
<input type="checkbox"/> Recommended by: <b>Executive Director, Corporate Real Estate Management</b>	Feb. 23, 2023	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: <b>Patrick Matozzo</b>		

# Appendix A

