

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

TRACKING NO.: 2023-134

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:	April 13, 2023	Phone No.:	416-338-5812

Purpose	To transfer the operational management of the property located at 21 Holmes Avenue (Abutting Property) from Transportation Services (TS) to Parks, Forestry & Recreation (PFR) to operate the property as parkland.		
Property	<p>Legally described as:</p> <p>Part of Lot 60 & 61, Plan 2282, designated as Part 6 and Part 10 on 66R-27702, shown outlined as part 1 of PS Sketch 2019-129 in Appendix A ("the Property")</p>		
Actions	1. Transfer the Operational Management of the Property from TS to PFR.		
Financial Impact	<p>There are no financial impacts associated with this transfer of operational management.</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>		
Comments	<p>Parks, Forestry & Recreation (PFR) is requesting the Transfer of Operational Management (TOM) of the Property abutting the development at 15-21 Holmes Avenue. At its March 27, 2019 meeting Council approved the Official Plan, Zoning By-law Amendment and Rental Housing Demolition Applications for 15-21 Holmes Avenue (2019.NY4.1) which included that 21 Holmes Avenue will be dedicated as parkland and that a development charge credit against the Parks and Recreation component of the development charges for the design and construction by the developer of the above base park improvements. PF&R is requesting a TOM of the subject Property to create a larger park.</p> <p>The site is a triangular parcel of land leftover from the acquisition of the properties formerly known as 23 & 25 Holmes Ave. These properties were acquired and a portion used for the construction of Doris Ave. The remaining portion has been vacant since that time under the management of transportation services. The property is 543.6 m2 and when combined with the adjacent parkland dedication (499 m2) will form a new park with a size of 1,042.6 m2.</p> <p>The Property underwent Technical Review Committee (TRC) circulation on April 21, 2021. Following the e-poll dated June 23, 2021, Transportation Services (TS) has advised that subject parcel is not a dedicated right-of-way and the Property is not required for road-widening purposes. Therefore there are no issues with the proposed TOM. This was confirmed again, via email, April 20, 2023.</p>		
Property Details	Ward:	Ward 18 - Willowdale	
	Assessment Roll No.:		
	Approximate Size:	N/A	
	Approximate Area:	543.6 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/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 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:	Lily Cheng					Councillor:					
Contact Name:						Contact Name:					
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail	Memo	Other	Contacted by:	Phone		E-mail	Memo	Other
Comments:	Consultation Email sent Apr 20 th , 2023					Comments:					

Consultation with Divisions and/or Agencies

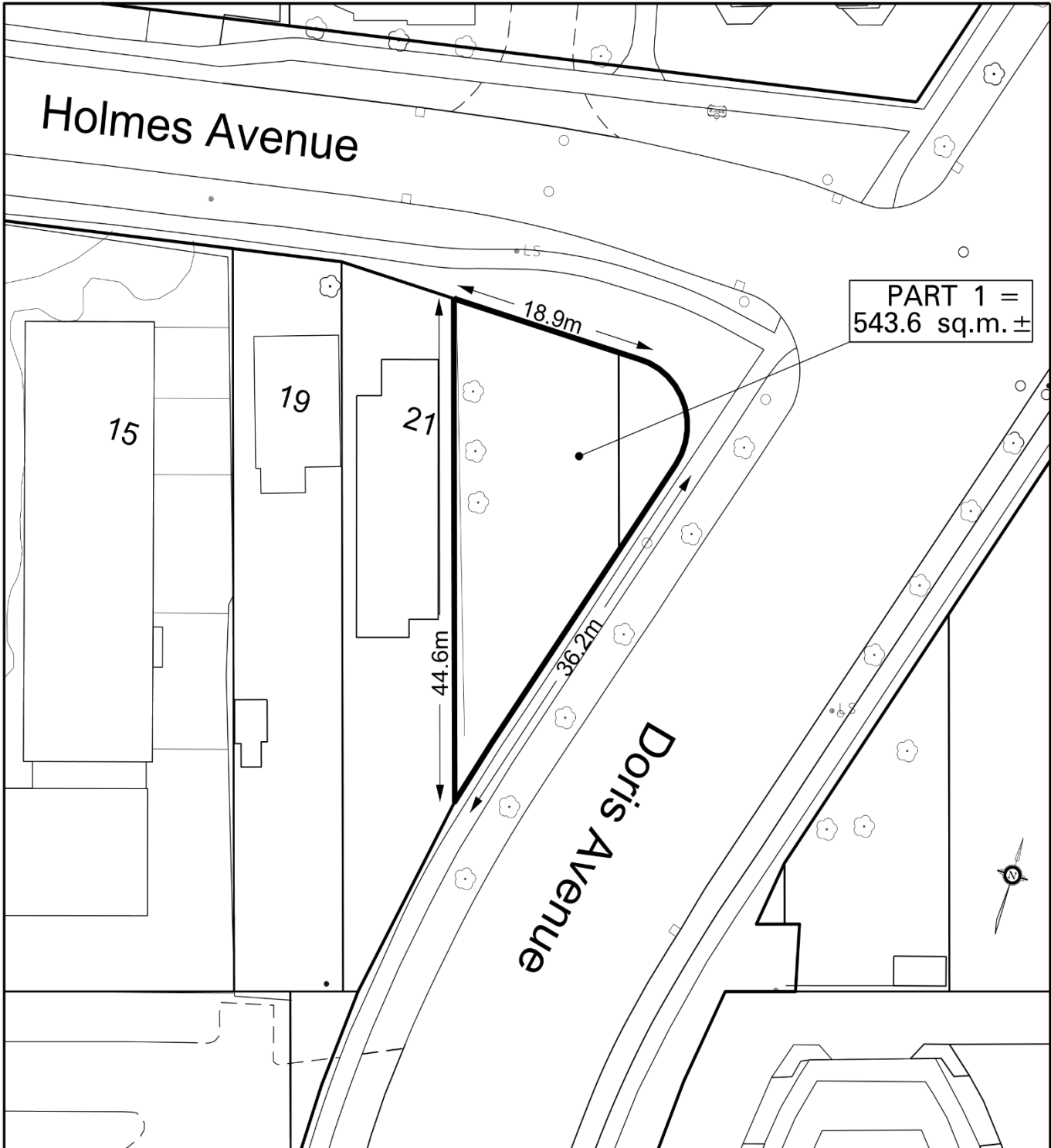
Division:	- Parks, Forestry & Recreation - Transportation Services					Division:	Financial Planning				
Contact Name:	- Teresa Liu, Parks Planner - Troy Caron, Transportation Services					Contact Name:	Filisha Jenkins				
Comments:	Incorporated.					Comments:	Concurred – April 20 th				

Legal Services Division Contact

Contact Name:	N/A										
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DAF Tracking No.: 2023-134	Date	Signature
Recommended by: Manager, Real Estate Services J. Kowalski	July 14, 2023	Signed by Jennifer Kowalski
Recommended by: Director, Real Estate Services G. Leah	July 14, 2023	Signed by Graham Leah
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	July 19, 2023	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		

Appendix A



PART 1 =
543.6 sq.m. ±



PROPERTY INFORMATION SHEET
CITY OWNED LAND
ABUTTING NO 21 HOLMES AVENUE

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

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 18 - WILLOWDALE
DATE: NOVEMBER 13 2019

SKETCH No PS 2019 129