

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

TRACKING NO.: 2023-176

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
Prepared By:	Clinton van Niekerk	Division:	Corporate Real Estate Management
Date Prepared:	May 23, 2023	Phone No.:	437-236-2707
<b>Purpose</b>	To Transfer Operational Management (TOM) of the City-leased property's municipally known as 111, 113, and 136 Spadina Rd (the "Property's") from Corporate Real Estate Management (CREM) to Shelter Support Housing and Administration (SSHA) for use as municipal shelters.		
<b>Property</b>	<p>The Properties are shown in "Appendix A" legally described as the following :</p> <p>111 Spadina Rd : PCL 75-1 SEC M2; PT LT 75 E/S SPADINA RD PL M2 TORONTO PT 6, 66R10664; TORONTO , CITY OF TORONTO</p> <p>113 Spadina Rd : PCL 75-2 SEC M2; PT LT 75 E/S SPADINA RD PL M2 TORONTO PT 7, 66R10664; TORONTO , CITY OF TORONTO</p> <p>136 Spadina Rd : LT 178-180 PL 698 CITY WEST; CITY OF TORONTO</p>		
<b>Actions</b>	1. Transfer of Operational Management of the Property from CREM to SSHA		
<b>Financial Impact</b>	<p>There are no financial implications with the transfer of operational management.</p> <p>Subsequent to the transfer, SSHA will fund renovation and operating costs through its approved operating and capital budgets</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>SSHA is facing unprecedented occupancy pressures resulting from clients seeking shelter, challenges in the local housing market, as well as international migration driven demand. The need for space is particularly acute in the youth sector and during the winter season. During the pandemic, SSHA and CREM Real Estate Services leased a number of hotels to provide emergency shelter spaces. The winding down of these hotel programs has also increased pressures on system capacity.</p> <p>City Council has directed SSHA to provide Warming Centre spaces throughout the City through November and April of each year, recently confirming this direction in EC3.13. These spaces are to be made available When temperatures reach -5°C or colder; and/or When Environment and Climate Change Canada (ECCC) issues freezing rain, snow squall, winter storm, snowfall and/or blizzard warnings.</p> <p>Shelter Support and Housing Administration (SSHA) is proposing to occupy 111, 113, and 136 Spadina Road houses for use as municipal shelters. These houses are owned by the Province and under a long term lease to the City. There are currently 58 years remaining in this lease. These sites are currently unoccupied and in a state of disrepair. SSHA will renovate these houses and use 111 and 113 Spadina Road to address occupancy pressures in the youth shelter sector and use 136 Spadina Road to provide warming center spaces.</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 Properties. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs.</p>		
<b>Property Details</b>	<b>Ward:</b>	Ward 11 - University-Rosedale	
	<b>Assessment Roll No.:</b>	136 Spadina : 1904051410051000000 111 Spadina : 1904052150023000000 113 Spadina : 1904052150024000000	
	<b>Approximate Size:</b>	N/A	
	<b>Approximate Area:</b>	136 Spadina : 4,191 Ft2 111 Spadina : 3,258 Ft2 113 Spadina : 3,299 Ft2	
	<b>Other Information:</b>	N/A	

A.	Executive Director, Corporate Real Estate	Deputy City Manager, Corporate
<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/REOs:</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 &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><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.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><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.</p> <p><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.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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 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>
<p><b>B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</b></p>		
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> </ul>		

- 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:	Dianne Saxe	Councillor:	N/A	
Contact Name:	N/A	Contact Name:	N/A	
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	Consultation done in April 2023			Comments:

**Consultation with Divisions and/or Agencies**

Division:	Corporate Real Estate Management	Division:	Shelter Support and Housing Administration
Contact Name:	Graham Leah Director, Property Management & Key Assets	Contact Name:	Justin Lewis Director Infrastructure, Planning and Development
Comments:	Concurs date :	Comments:	Concurs date :

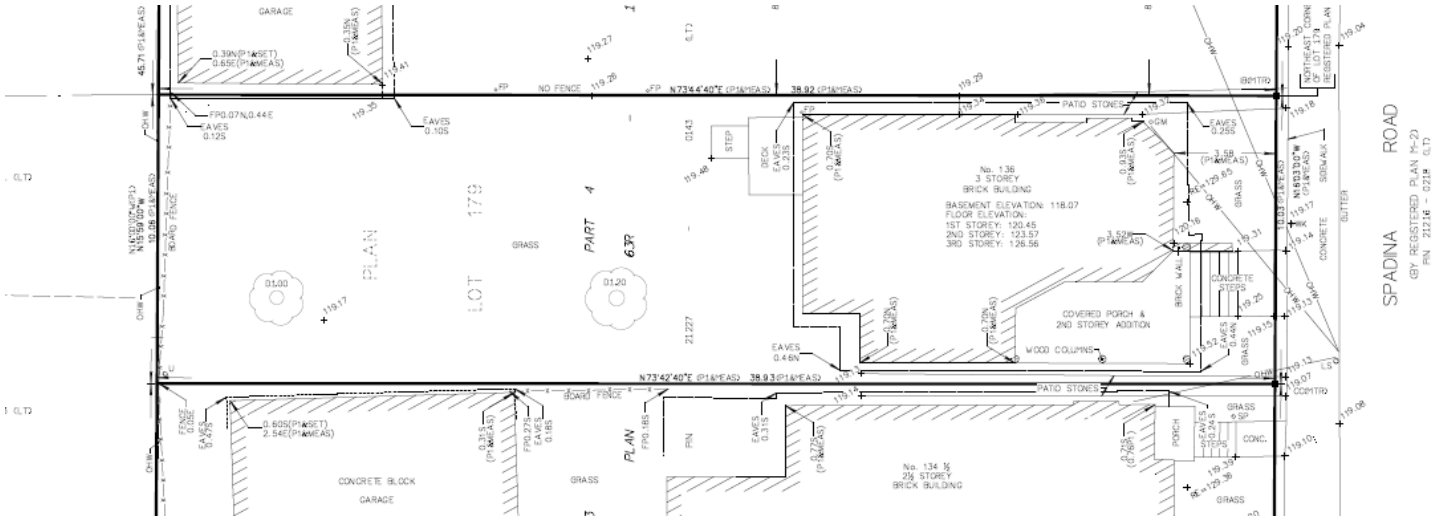
**Legal Services Division Contact**

Contact Name:	N/A
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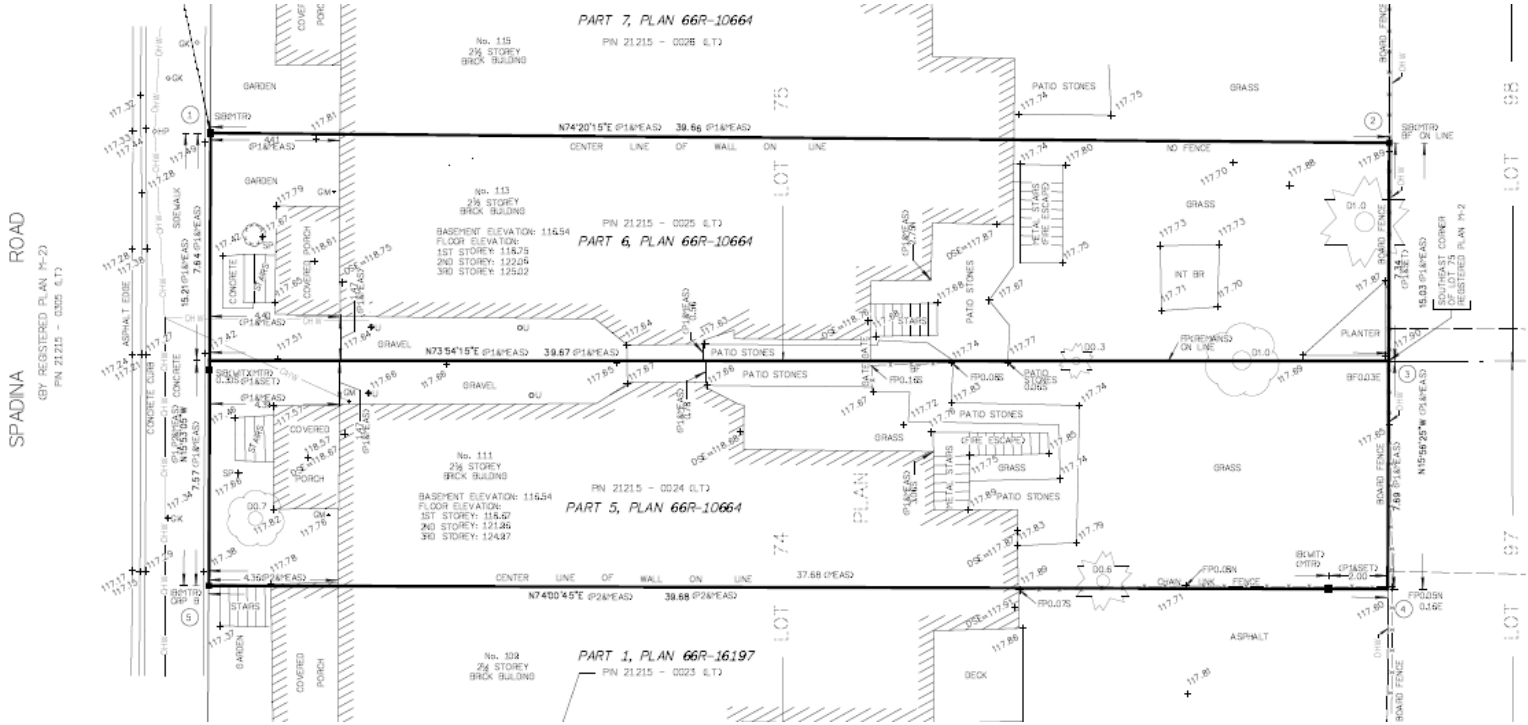
DAF Tracking No.: 2023-176	Date	Signature
Recommended by: Manager, Real Estate Services Abdulle Elmi		
Recommended by: Director, Real Estate Services Graham Leah	Sept. 14, 2023	Signed by Graham Leah
<b>Recommended by:</b> Executive Director, Corporate Real Estate Management <b>Approved by:</b> Patrick Matozzo	Sept. 20, 2023	Signed by Patrick Matozzo

# Appendix "A"

## 136 Spadina Rd



## 111 and 113 Spadina Rd



# Appendix "B"

