

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

TRACKING NO.:2023-300

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:	13-11-2023	Phone No.:	437-236-2707
Purpose	To Transfer Operational Management (TOM) of two designated parking spaces within the City Owned Toronto Parking Authority Lot CP3 (the "Property") from Toronto Parking Authority to Parks, Forestry and Recreation for use of improved pedestrian access.		
Property	The Property is shown in "Appendix A" highlighted by two red parking stalls on the plan, which is located east of Gloucester Lane and South of Isabella Street. Legal Description PCL 1-1 SEC AD35; LT 1 PL D35 TORONTO; LT 2 PL D35 TORONTO; LT 5 PL 81 TORONTO PT 1 TO 9 66R5977; S/T PT 1 66R13285 IN FAVOUR OF LT 3 S/S ISABELLA ST PL D35 AS IN C76323; S/T EP107475; TORONTO, CITY OF TORONTO.		
Actions	<ol style="list-style-type: none"> 1. Transfer of Operational Management of the Property from TPA to PF&R. 2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto 		
Financial Impact	<p>There are no financial implications to the City.</p> <p>Based on the business case there is no additional impact to operations anticipated beyond what PF&R is planning through its approved budget related to overall maintenance of Norman Jewison Park</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>In 2021, the Toronto Parking Authority agreed to the permanent transfer of the operational management of two parking stalls at 13 Isabella St. (CP3) into the jurisdiction of PFR to convert to access points into Normal Jewison Park. This agreement outlined that the transfer of operational management would occur without any transfer of funds. Construction in Norman Jewison Park to implement recommended improvements outlined in the Yonge Street Linear Park Master Plan is anticipated to be completed and reopened in spring 2024</p> <p>The purpose of this transfer is to improve access and midblock connectivity to the adjacent Norman Jewison Park, which is a long, linear park which runs parallel to Gloucester Lane. The current entry/exit points only allow for access at the top and bottom of the park, located at Isabella St. and Gloucester St.</p> <p>Gloucester Lane is currently used as an informal pedestrian commuter route. The improved access through the TPA lot would connect this route to the linear park and provide greater connectivity between the pedestrian network and the public realm. The two additional entry/exit points would be striped over, protected from vehicle entry with a bollard, and made accessible with a ramp or curb cut.</p> <p>Currently the only access points are limited to the North and South ends of the park, whereas the new entry points provide a mid-block connection. The use of these parking spaces to increase the points of entry/exit into the park will improve the park user experience and enhance the safety of park users. The improved access through the TPA lot connects to this route and provides greater connectivity to the pedestrian network and the public realm.</p> <p>PFR will assume responsibility for maintenance of the two spaces. No additional Impact to Operating is anticipated beyond what PFR is planning for through its approved budget related to overall maintenance of Norman Jewison Park.</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 Property. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs</p>		
Property Details	Ward:	Ward 13 – Toronto Centre	
	Assessment Roll No.:	1904068410008000000	
	Approximate Size:	Two Parking Stalls	
	Approximate Area:	2360m ²	
	Other Information:	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 & Parks & 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>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & 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>Delegated to a more senior position.</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>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:</p>		
<p>• Documents required to implement matters for which each position also has delegated approval authority.</p>		

- 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 Councilor(s)

Councilor:	Chris Mosie	Councilor:		
Contact Name:	N/A	Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	N/A	Comments:		

Consultation with Divisions and/or Agencies

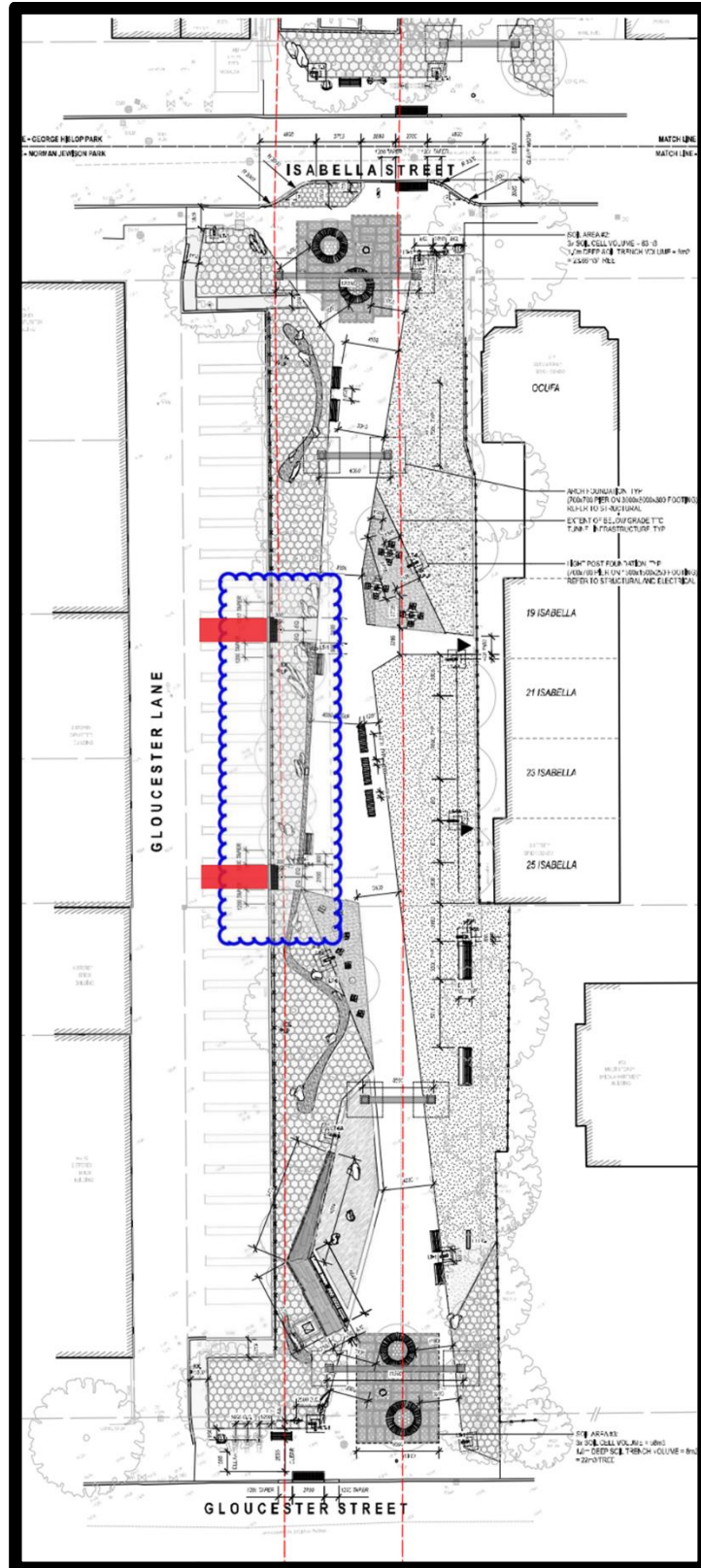
Division:	Toronto Parking Authority	Division:	Park, Recreation and Forestry
Contact Name:	Mina Shirk, Associate Director	Contact Name:	Paul Farish, Director Paul.farish@toronto.ca
Comments:		Comments:	

Legal Services Division Contact

Contact Name:	N/A
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DAF Tracking No.:2023-300	Date	Signature
Recommended by: Director, Real Estate Services Graham Leah	Nov 20, 2023	Signed by Graham Leah
Recommended by: Approved by: Executive Director, Corporate Real Estate Management Marco Cuoco	Nov. 23, 2023	Signed by Marco Cuoco

Appendix "A"



Appendix "B"

