

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

TRACKING NO.:2023-301

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:	Nov-06-2023	Phone No.:	437-236-2707
Purpose	To Transfer Operational Management (TOM) of the City-owned property municipally known as 4560 & 4760 Eglinton Ave W (the "Properties") from Corporate Real Estate Management (CREM) to Parks, Forestry and Recreation (PF&R) to retain the property as woodlots (Natural Areas)		
Property	The Property is shown in "Appendix A" legally described as PART OF BLOCK D, PLAN 6564; PART OF RESERVE 'X', PLAN 6564, CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE) ALSO SHOWN AS PARTS 2 & 3 ON PS-2011-085.		
Actions	<ol style="list-style-type: none"> 1. Transfer of Operational Management of the Property from CREM 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 with the transfer.</p> <p>PF&R will be taking over operational management of the properties with their operation budget</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>The subject properties were acquired by Metropolitan Toronto for the purpose of the construction of the Richview Expressway which was ultimately not undertaken. Along with a number of other properties along Eglinton Ave W, they were identified by the Real Estate Audit Committee, circulated to City ABCDs, and reviewed by the Technical Working Committee and the Property Management Committee (PMC) in 2011.</p> <p>In its meeting on March 28, 2011, the PMC recommended that three parcels on the north side of Eglinton Ave W between Martingrove Rd and Wincott Dr be declared surplus and transferred to Build Toronto, with the exception of the woodlot at the northwest corner of Eglinton and Kipling Ave (4760 Eglinton Ave W). City Council's decision on May 17, 2011 (GM3.21 – Transfer of Properties to Build Toronto and Declaration of Surplus) also directed that 4760 Eglinton Ave W be retained in City ownership and preserved as a woodlot (direction #5). In its meeting on Sep 12, 2011, the PMC recommended that the lands on the north side of Eglinton Ave W between Wincott Dr and Islington Ave be declared surplus and transferred to Build Toronto, with the exception of the woodlot midblock (4560 Eglinton Ave W). The PMC recommendations and Council decisions did not speak to whether the retained woodlots should be transferred to PFR.</p> <p>PFR is requesting the transfer of operational management of the existing woodlots, shown as Part 2 on PS-2011-085 (4560 Eglinton Ave W) and Part 2 on PS-2011-037 (4760 Eglinton Ave W). The Parkland Strategy, adopted by City Council on Nov 26, 2019, recognizes the function of natural parks. It includes a strategic action to recognize the role and importance of parks in supporting biodiversity and as wildlife corridors, and to help to contribute to that role. PFR is requesting the transfer of operational management of these properties to facilitate the proper maintenance and preservation of the woodlots</p> <p>Both of the properties are existing woodlots. Past Property Management Committee (PMC) recommendations and City Council decisions have directed that the properties be retained in City ownership and preserved as woodlots. In the latest decision in 2021, as part of its decision on the Eglinton West Planning and Streetscape Study (EY24.5), City Council approved the redesignation of the properties as Natural Areas.</p> <p>Given the existing condition of these properties as high-quality forested lands and the City's plan to preserve the woodlots, there is no immediate need for capital funds to be spent on the properties. Parks and Forestry Operations have already been maintaining the property at 4560 Eglinton Ave W since at least 2022, and are ready to take over maintenance of 4760 Eglinton Ave W immediately.</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 2 – Etobicoke Centre	
	Assessment Roll No.:	1919026010028000000	
	Approximate Size:	N/A	
	Approximate Area:	9614 M2	
	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 Councillor(s)

Councillor:	Stephen Holyday	Councillor:		
Contact Name:	N/A	Contact Name:		
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	N/A	Comments:		

Consultation with Divisions and/or Agencies

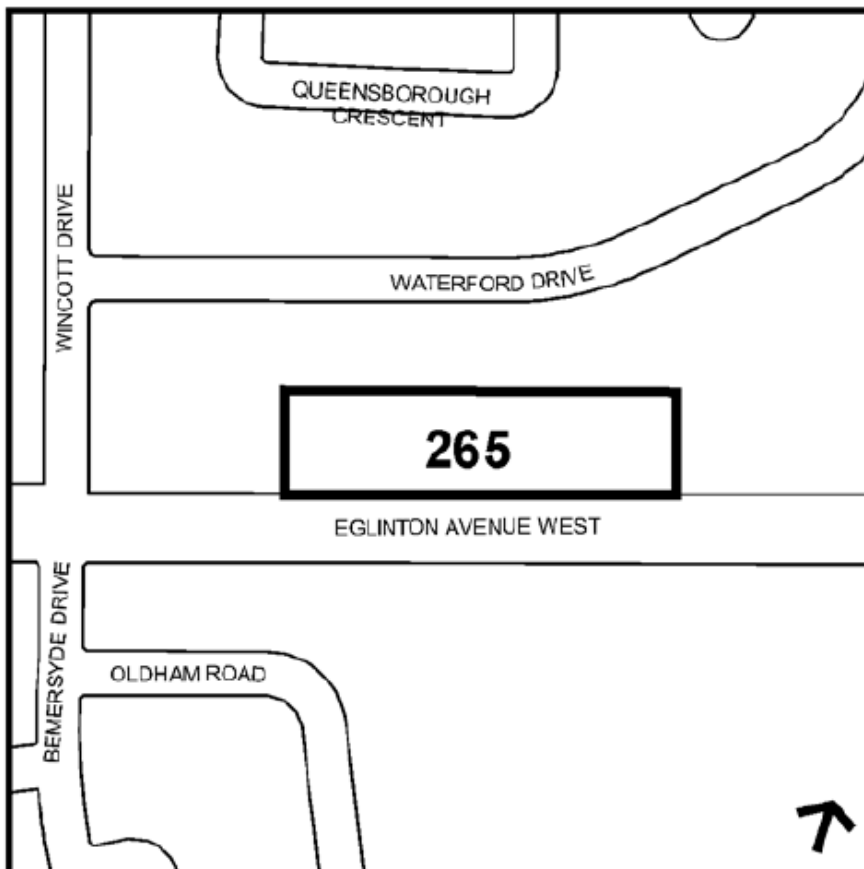
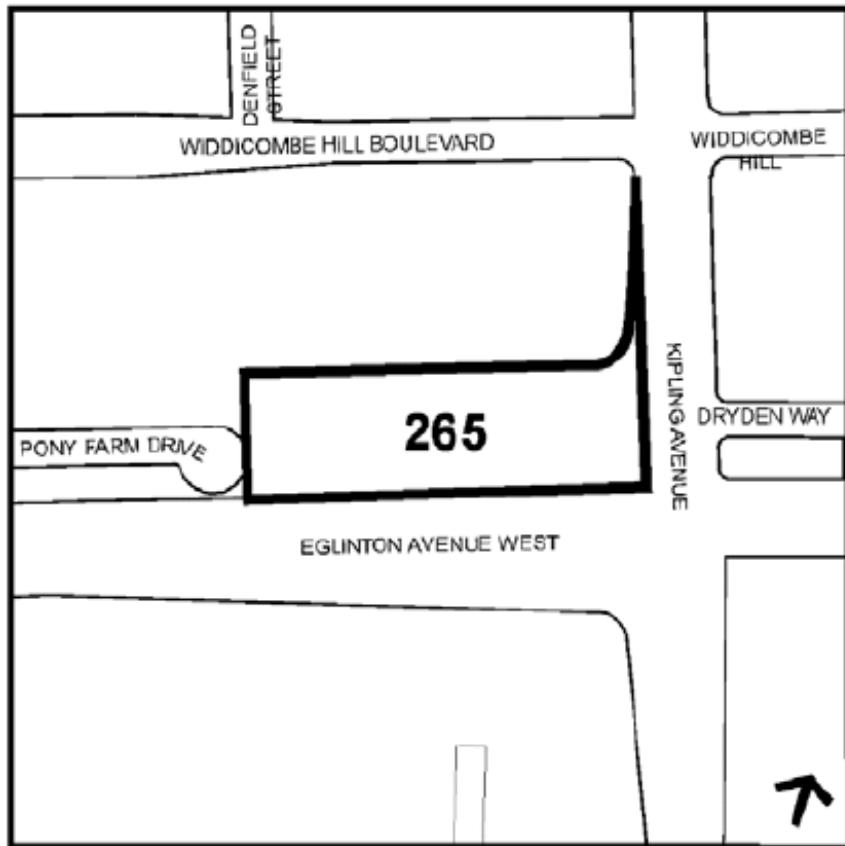
Division:	Corporate Real Estate Management	Division:	Parks, Forestry and Recreation
Contact Name:	Director, Real Estate Services, Graham Leah	Contact Name:	Teresa Liu, Planner
Comments:	Concurs 01/20/2020	Comments:	Concurs 01/26/2021

Legal Services Division Contact

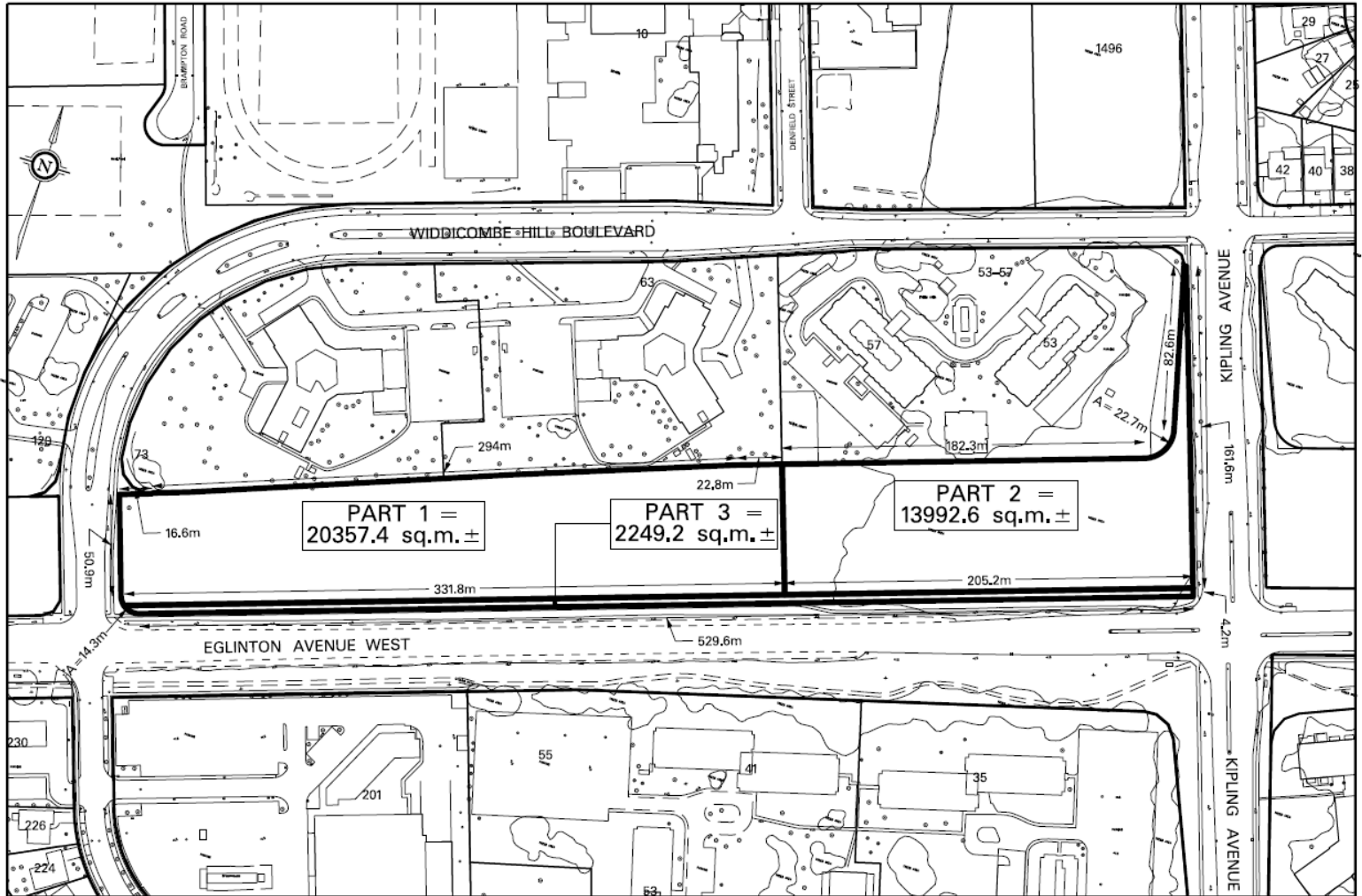
Contact Name:	N/A
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DAF Tracking No.: 2023-301	Date	Signature
Recommended by: Director, Real Estate Services Graham Leah	Nov. 20, 2023	Signed by Graham Leah
Recommended by: Approved by:	Nov. 23, 2023	Signed by Marco Cuoco
Executive Director, Corporate Real Estate Management Marco Cuoco		

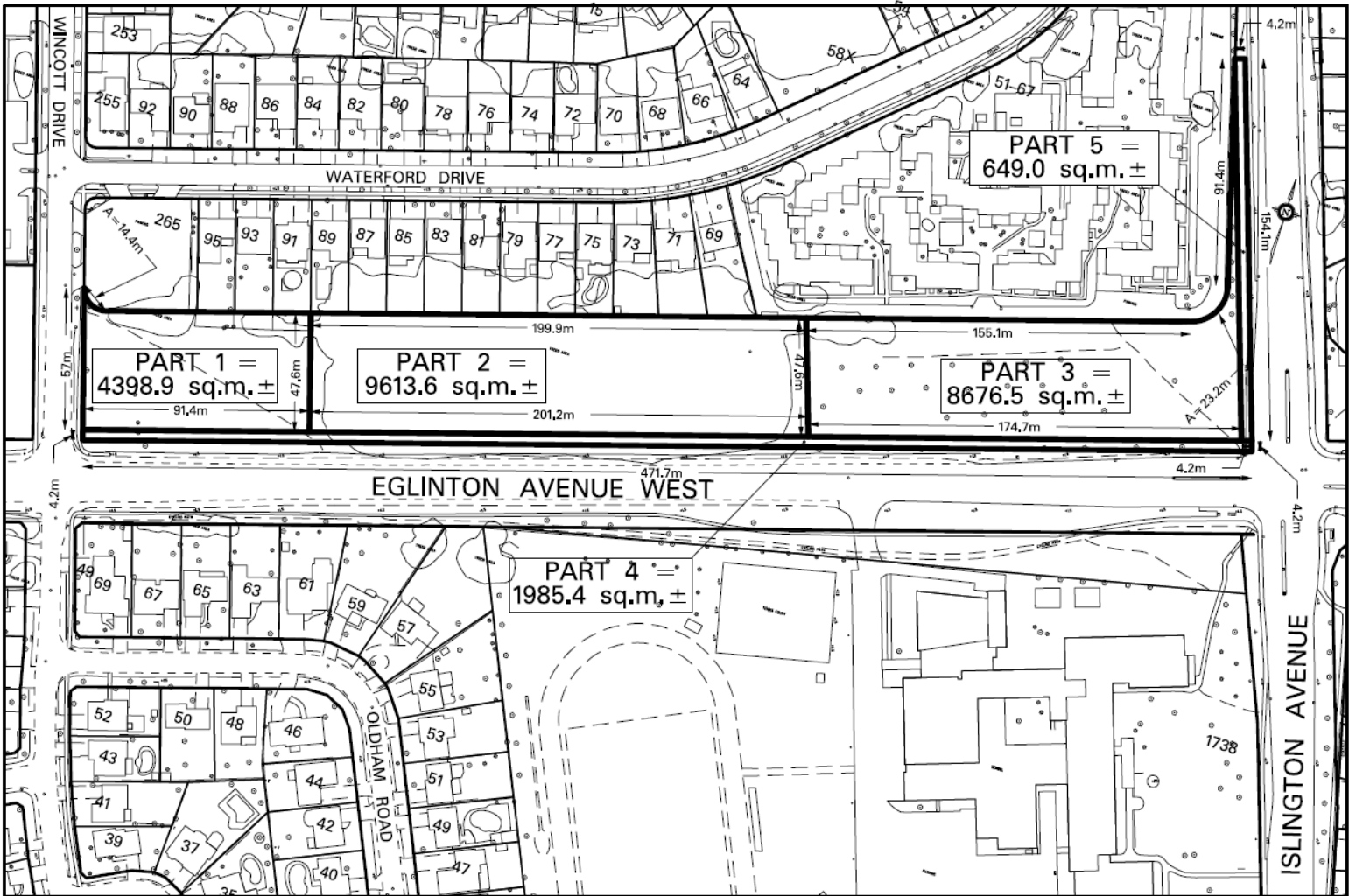
Appendix "A"




Appendix "B"



 <p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p>	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS, MEASUREMENTS SHOWN ARE APPROXIMATE</p>	<p>PROPERTY INFORMATION SHEET CITY OWNED LAND ON THE NORTH SIDE OF EGLINTON AVENUE WEST BETWEEN KIPLING AVENUE AND WIDDICOMBE HILL BOULEVARD</p>	
	<p>NOT TO SCALE</p>	<p>WARD 4 - ETOBICOKE CENTRE DATE: MARCH 31, 2011</p>	<p>SKETCH No. PS-2011-037</p>
<p>PREPARED BY: DWAYNE PITT</p>	<p>CHECKED BY: JOHN HOUSE</p>		



 <p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p>	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS, MEASUREMENTS SHOWN ARE APPROXIMATE</p>	<p>PROPERTY INFORMATION SHEET CITY OWNED LAND ON THE NORTH SIDE OF EGLINTON AVENUE WEST BETWEEN ISLINGTON AVENUE AND WINCOTT DRIVE</p>	
	<p>NOT TO SCALE</p>	<p>WARD 4 - ETOBICOKE CENTRE DATE: OCTOBER 24, 2011</p>	<p>SKETCH No. PS-2011-085</p>
<p>PREPARED BY: DWAYNE PITT</p>	<p>CHECKED BY: JOHN HOUSE</p>		

