

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

TRACKING NO.: 2023-285

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:	October 18, 2023	Phone No.:	437-236-2707
Purpose	To Transfer Operational Management (TOM) of the City property's right-of-way (ROW) described as Parts 2 and 3 on Plan 66R-31318 and Parts 2,3 and 4 on Plan 66R-31546 (the "Property's") from Transportation Services to Parks Forestry and Recreation for use as a new public parkland.		
Property	The Properties are shown in "Appendix A" legally described as the following: <ul style="list-style-type: none"> - Part 2 and Part 3 on Plan 66R-31318 and, - Parts 2,3 and 4 on Plan 66R-31546 		
Actions	<ol style="list-style-type: none"> 1. Transfer of Operational Management of the Property from Transportation Services to Parks Forestry and Recreation. 2. Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Property as a public highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Ward 3 Etobicoke-Lakeshore Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. 3. Authorize Transportation Services staff to advise the public of the proposed closure of the Property as a public highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Ward 3 Etobicoke-Lakeshore Community Council meeting at which the proposed by-law to close the Property as a public highway will be considered. 4. Authorize easements to be granted by the City to relevant utility companies following the closure of the Property as a public highway, for nominal consideration of \$2.00, to protect the existing services and utilities in the Property, or, with the consent of the said utility companies, the services and utilities be relocated, adjusted or abandoned, if necessary, at the sole cost of the Purchaser, with such costs to be determined by the appropriate utility companies.. 		
Financial Impact	<p>There are no financial implications with the transfer of operational management.</p> <p>PF&R will be funding the transfer through their capital accounts and operational 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>		
Comments	<p>The properties were created as a result of the Six Points Interchange Reconfiguration, following City Council's decisions on November 12, 2007 regarding PG11.2 "Six Points Interchange Reconfiguration Class Environmental Assessment Study". On July 14, 2021, City Council provided direction for park development on Six Points Park Expansion and Dunkip Park (PH25.2, "Housing Now – Bloor-Kipling (Six Points) Block Context Plan and Blocks 1, 2 and 5 City-Initiated Zoning By-law Amendment – Final Report"). Transfer to PR&R is to implement the direction given by City Council.</p> <p>Parts 2 and 3 on Plan 66R-31318 ("Six Points Park Expansion"), and Parts 2, 3 and 4 on Plan 66R-31546 ("Dunkip Park") are currently under Transportation Services jurisdiction, and transfer of operational management is contingent on City Council approval on stopping up and closing those portions of the right-of-way.</p> <p>The blocks were created through the Six Points Interchange Reconfiguration. Six Points Park Expansion is located at the southwest corner of Dundas St W and Kipling Ave with an area of 1357.7 m², and is adjacent to the existing Six Points Park. Dunkip Park is located at the northeast corner of Bloor St W and Kipling Ave with an area of 1933.2 m².</p> <p>The 2023 Council Approved Capital Budget and 2024-2032 Capital Plan for Parks, Forestry and Recreation includes \$750,000 for the Six Points Expansion and \$875,000 for the development of Dunkip Park.</p> <p>The operating cost for these properties is estimated to be approximately \$6,874 annually (\$1,756 for Six Points Park Expansion and \$5,118 for Dunkip Park for 2023). These operating costs were not budgeted for in the 2023 budget, however PF&R will accommodate these costs from the overall Parks operating budget.</p>		

The \$6,874 and any future incremental costs will be included in the 2024 budget submission for Parks, Forestry and Recreation through the annual budget process.

Property's locations are outlined further in Appendix B.

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.

Property Details	Ward:	3
	Assessment Roll No.:	
	Approximate Size:	N/A
	Approximate Area:	
	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 checked="" 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:	Amber Morley	Councillor:	N/A	
Contact Name:	N/A	Contact Name:	N/A	
Contacted by:	Phone	E-Mail	Memo	Other
Comments:		Comments:		

Consultation with Divisions and/or Agencies

Division:	Corporate Real Estate Management	Division:	Parks, Forestry and Recreation
Contact Name:	Graham Leah Director, Property Management & Key Assets	Contact Name:	Teresa Liu Planner Parks Development & Planning
Comments:		Comments:	

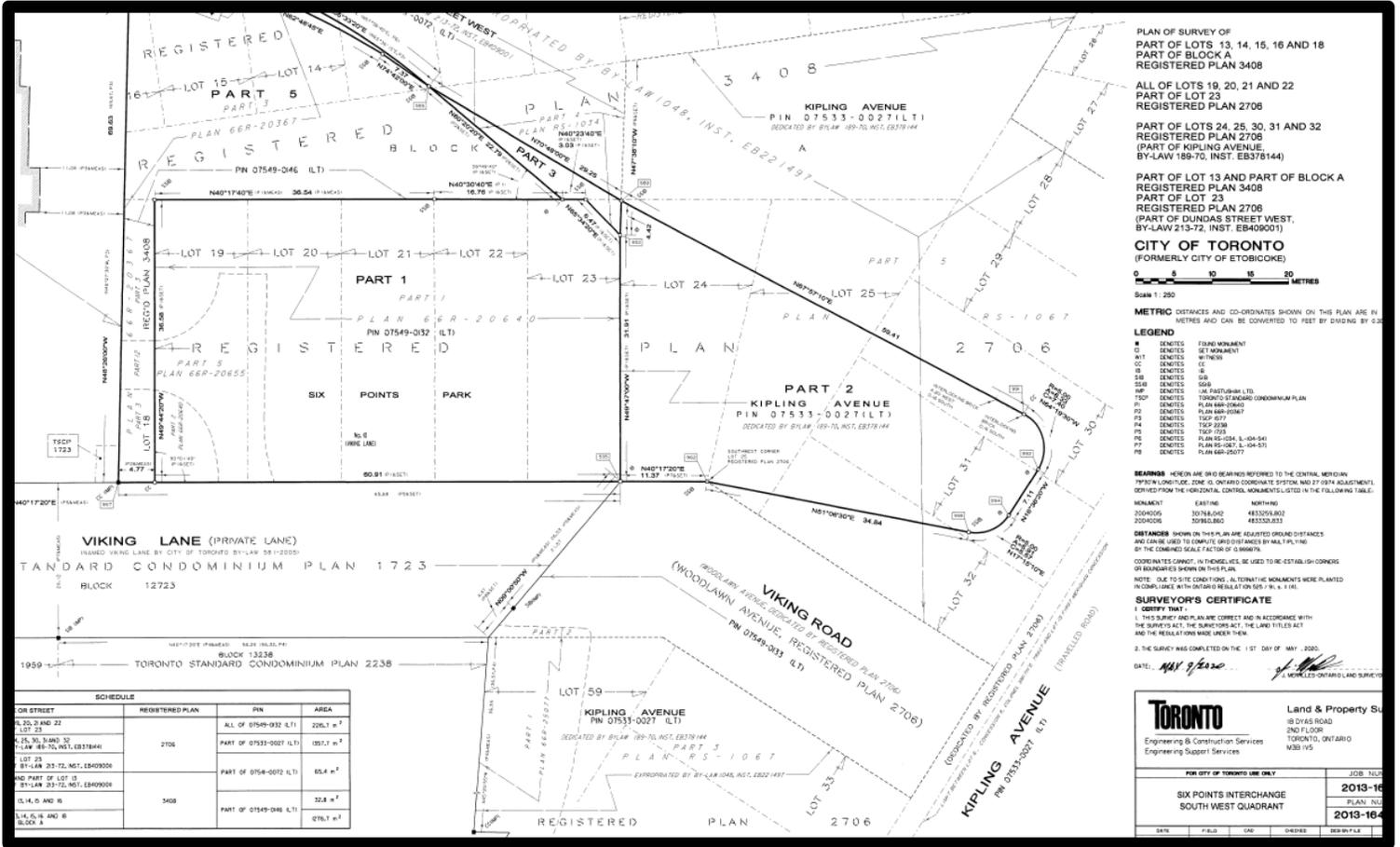
Legal Services Division Contact

Contact Name:	N/A
---------------	-----

DAF Tracking No.: 2 0 2 3 - 2 8 5	Date	Signature
Recommended by: Director, Real Estate Services Graham Leah	Nov. 3, 2023	Signed by Graham Leah
Recommended by: Executive Director, Corporate Real Estate Management Approved by: Marco Cuoco	Nov. 7, 2023	Signed by Marco Cuoco

Appendix "A"

Part 2 on Plan 66R-31318



Appendix "B"

