

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

TRACKING NO.: 2024-080

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:	March 3, 2024	Phone No.:	437-236-2707
<b>Purpose</b>	To amend and supplement Delegated Approval Form (“DAF”) number 2023-285 by updating the legal descriptions of the portions of the highways to be closed and transferred from Transportation Services’ operational control to Parks Forestry and Recreation’s (“PF&R”) operational control and to rescind action item 4 on account of there being no utilities within the portions of the highway to be closed and thus no need for any easements to be granted prior to close.		
<b>Property</b>	The portions of the highways to be permanently stopped up and closed are legally described as follows and are located as shown in Appendices “A” and “B”:		
	<ul style="list-style-type: none"> <li>- Part of Kipling Ave designated as Part 2 on Plan 66R-31318;</li> <li>- Part of Dundas Ave West designated as Part 3 on Plan 66R-31318;</li> <li>- Part of Kipling Ave designated as Part 2 on Plan 66R-31546;</li> <li>- Part of Dundas Avenue West designated as Part 3 on Plan 66R-31546;</li> <li>- Part of Bloor Street West designated as Part 4 on Plan 66R-31546, collectively the “Former Highway Lands”.</li> </ul>		
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted to amend and supplement Delegated Approval Form number 2023-285 in accordance with this Delegated Approval Form 2024-080.</li> <li>2. Authorize Transportation Services staff to give notice to the public of proposed by-law to permanently stop up and close the Former Highway Lands as public highways in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Etobicoke York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.</li> <li>3. Authorize Transportation Services staff to advise the public of the proposed closure of the Former Highway Lands as public highways 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 (5) working days prior to the Etobicoke York Community Council meeting at which the proposed by-law to permanently close the Former Highway Lands will be considered.</li> <li>4. Conditional upon City Council approval to permanently stop up and close the Former Highway Lands as public highway, transfer operational management of the Former Highway Lands from Transportation Services to Parks Forestry and Recreation (“PF&amp;R”).</li> </ol>		
<b>Financial Impact</b>	<p>There are no financial implications with the transfer of operational management of the Former Highway Lands.</p> <p>Upon Transfer, PF&amp;R will operate and maintain the Former Highway Lands 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>		
<b>Comments</b>	<p>The Former Highway Lands 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 of the Former Highway Lands to PR&amp;R is to implement the direction given by City Council.</p> <p>The first version of DAF 2023-285 omitted Part 3 on Plan 66R-31318 in the list of highways to be closed and the second version of DAF 2023-285 included an action item related to the granting of easements to utility companies. Since it has now been determined that there are no utilities located in any of the Former Highway Lands, no easements are required and this action item can be deleted.</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 Former Highway Lands. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs.</p>		
<b>Property Details</b>	<b>Ward:</b>	3	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>	N/A	
	<b>Approximate Area:</b>		
	<b>Other Information:</b>	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.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
	<b>Request/waive hearings of necessity delegated to less senior positions.</b>	<b>Request/waive hearings of necessity delegated to less senior positions.</b>
3. Issuance of RFPs/REOLs:	<input type="checkbox"/> Issuance of RFPs/REOLs.	<input type="checkbox"/> Issuance of RFPs/REOLs.
4. Permanent Highway Closures:	<input checked="" 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"/> (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"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.
	<b>Delegated to a more senior position.</b>	<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"/> (a) Where total compensation does not exceed \$5 Million.
	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<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"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences
	<input type="checkbox"/> (b) Releases/Discharges	<input type="checkbox"/> (b) Releases/Discharges
	<input type="checkbox"/> (c) Surrenders/Abandonments	<input type="checkbox"/> (c) Surrenders/Abandonments
	<input type="checkbox"/> (d) Enforcements/Terminations	<input type="checkbox"/> (d) Enforcements/Terminations
	<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates	<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates
	<input type="checkbox"/> (f) Objections/Waivers/Cautions	<input type="checkbox"/> (f) Objections/Waivers/Cautions
	<input type="checkbox"/> (g) Notices of Lease and Sublease	<input type="checkbox"/> (g) Notices of Lease and Sublease
	<input type="checkbox"/> (h) Consent to regulatory applications by City, as owner	<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"/> (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"/> (j) Documentation relating to Land Titles applications
	<input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<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:	Amber Morley				Councillor:	N/A			
Contact Name:	N/A				Contact Name:	N/A			
Contacted by:	Phone	E-Mail	Memo	Other	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:	Suzanne Coultres Manager Planning
Comments:		Comments:	

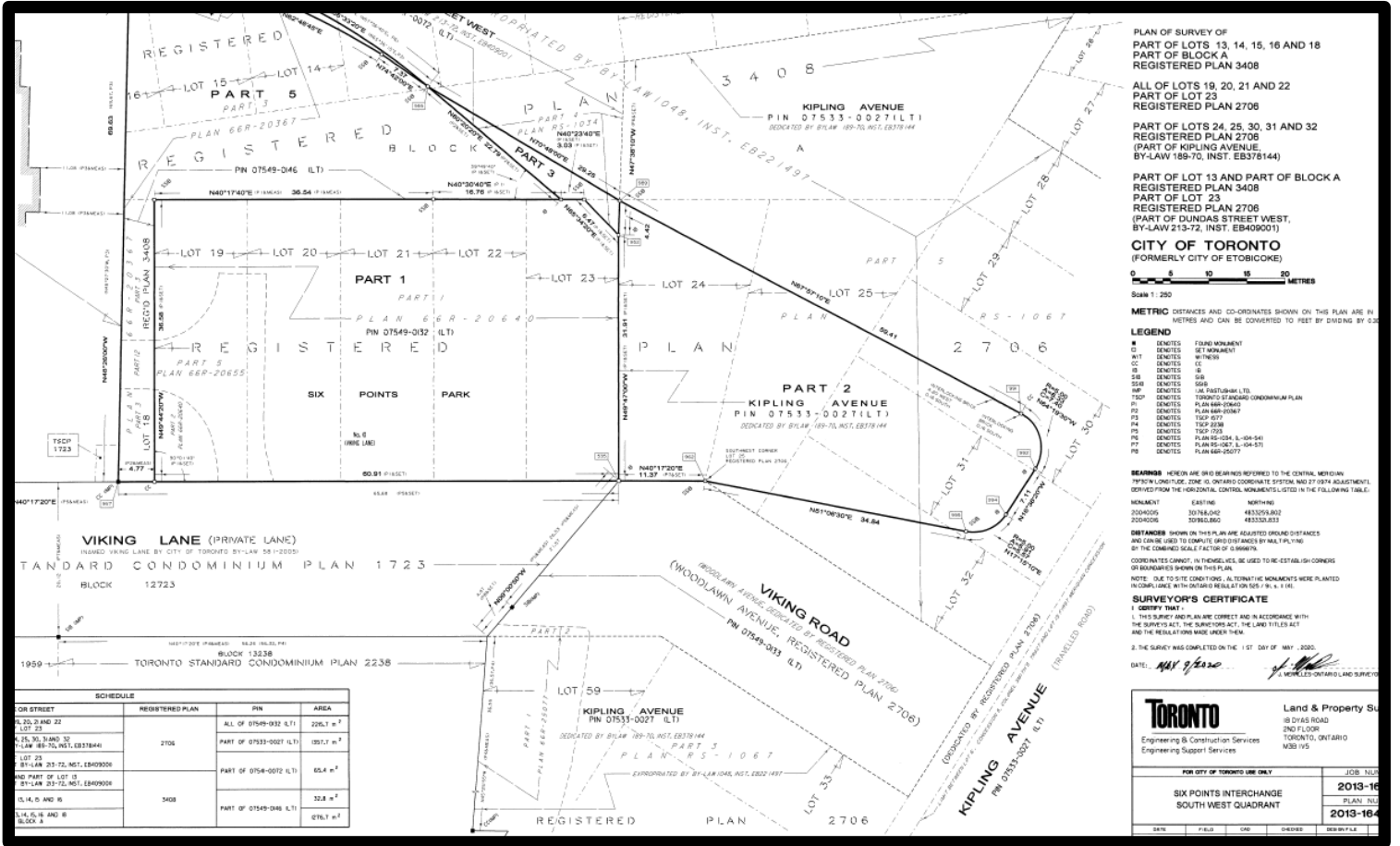
**Legal Services Division Contact**

Contact Name:	<b>Catherine Thomas</b>
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DAF Tracking No.: 2024-080	Date	Signature
Recommended by: Nike Coker, Real Estate Services, Manager	April 15, 2024	Signed by Nike Coker
Recommended by: Director, Real Estate Services Graham Leah	April 17, 2024	Signed by Graham Leah
<b>Recommended by:</b> Executive Director, Corporate Real Estate Management <b>Approved by:</b> Patrick Matozzo	April 22, 2024	Signed by Patrick Matozzo

# Appendix "A"

## Parts 2 & 3 on Plan 66R-31318





Appendix "B"

