

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

TRACKING NO.:2024-131

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:	2024-05-28	Phone No.:	437-236-2707
<b>Purpose</b>	To Transfer of Operational Management from Corporate Real Estate Management (CREM) to Transportation Services (Part 3 on Plan 66R-31831) and Transfer of Operational Management from CREM to Parks Forestry and Recreation (PF&R) (Part 1 on Plan 66R-31831).		
<b>Property</b>	The Property's are shown in "Appendix A" legally described as the following:		
<b>Actions</b>	<ol style="list-style-type: none"> <li>Transfer of Operational Management of the Property Part 3 on Plan 66R-31831 Corporate Real Estate Management (CREM) to Transportation Services. (321 Dovercourt Rd) AND</li> <li>Transfer of Operational Management of the Property Part 1 on Plan 66R-31831 Corporate Real Estate Management (CREM) to Parks Forestry and Recreation. (150 Harrison St)</li> </ol>		
<b>Financial Impact</b>	<p>There are no financial implications with the transfer of operational Management from CREM to Parks Forestry and Recreation (PF&amp;R) as well as from CREM to Transportation Services.</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>In 2016, Parks, Forestry &amp; Recreation, Affordable Housing Office (Housing Secretariat) and TPA submitted a business case for the redevelopment of the former police station at 150 Harrison St. In 2020, the plan was revised to a Modular Housing project. The boundaries of the Modular Housing Site and new Harrison-Dovercourt Park were revised. The Notice of Approval Conditions (NOAC) for Site Plan Application required that the jurisdiction of a 0.86 metre wide strip of land abutting Dovercourt Road be transferred to the General Manager of Transportation Services to be dedicated for public highway purposes. Part 3 on Survey 66R-31831 to be transferred from CREM to Transportation Services to satisfy Condition #4 of the NOAC for the Modular Housing development at 321 Dovercourt Road.</p> <p>City Council, at its meeting of June 29 and 30, 2020, adopted the Modular Supportive Housing report requesting the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order to amend the zoning regulations and permit the construction of the modular housing proposals at both 11 Macey Ave. and 150 Harrison St.  <a href="https://www.toronto.ca/community-people/housing-shelter/affordable-housing-developments/map-of-affordable-housing-locations/321-dovercourt/">https://www.toronto.ca/community-people/housing-shelter/affordable-housing-developments/map-of-affordable-housing-locations/321-dovercourt/</a></p> <p>The Modular Housing Project was approved by council and was completed in 2020.</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>	9	
	<b>Assessment Roll No.:</b>	1904-04-3-260-04100	
	<b>Approximate Size:</b>	N/A	
	<b>Approximate Area:</b>	23142 Sqft	
	<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>		
<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:		Councillor:	N/A	
Contact Name:	N/A	Contact Name:	N/A	
Contacted by:	Phone	E-Mail	Memo	Other
Comments:	Consultation			

**Consultation with Divisions and/or Agencies**

Division:	Corporate Real Estate Management	Division:	Parks Forestry and Recreation
Contact Name:	Jennifer Kowalski Manager, Real Estate Services	Contact Name:	Suzanne Coultres, Manager of Parkland Acquisition Unit
Comments:	N/A	Comments:	N/A
Division:	Transportation Services	Division:	
Contact Name:	Troy Caron Project Lead, Development panning and review	Contact Name:	
Comments:		Comments:	

**Legal Services Division Contact**

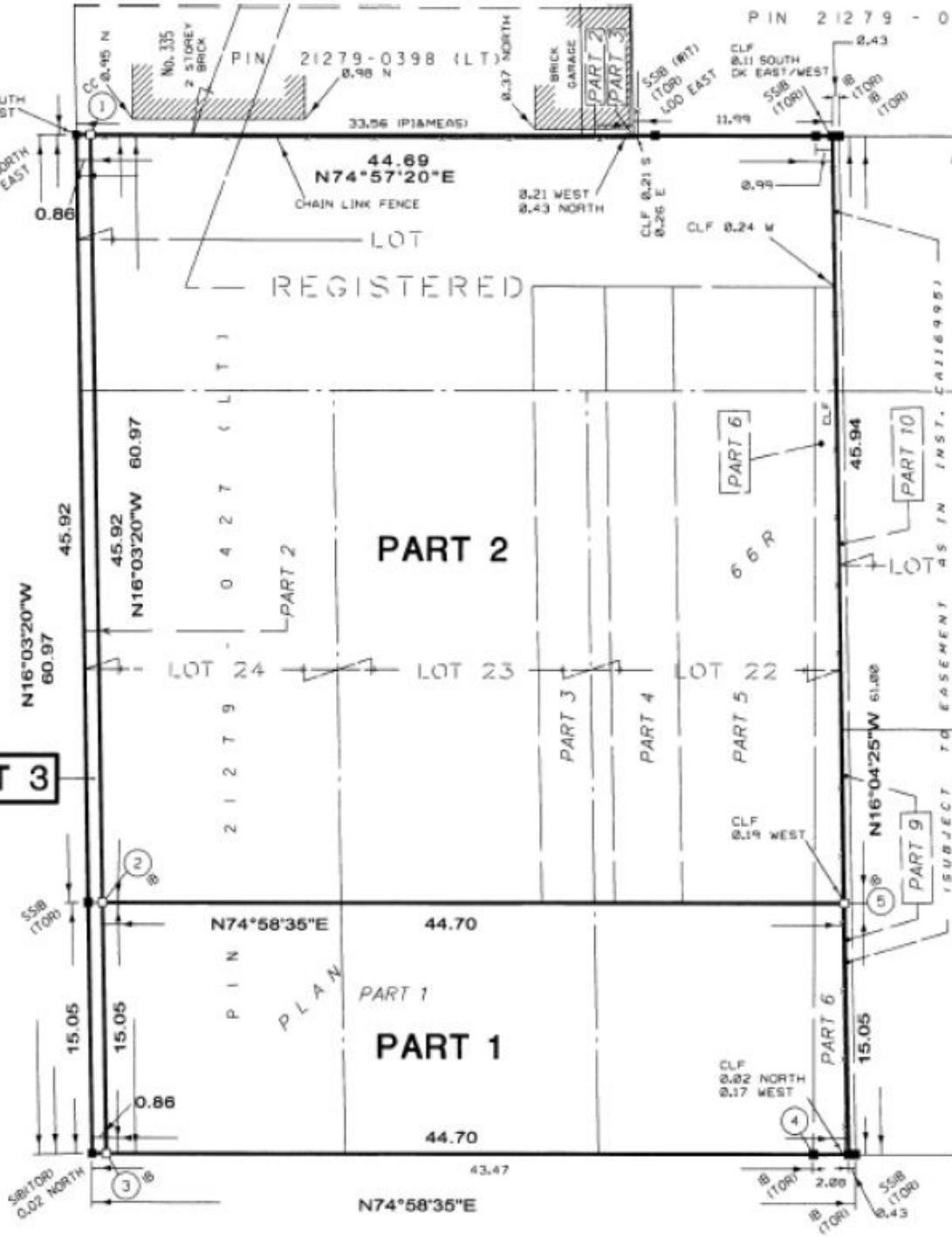
Contact Name:	N/A
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DAF Tracking No.: 2 0 2 4 - 1 3 1	Date	Signature
Recommended by: Nike Coker, Manager, Real Estate Services	June 19, 2024	Signed by Nike Coker
Recommended by: Director, Real Estate Services Scott Barrett		Signed by Scott Barrett
<b>Recommended by:</b> Executive Director, Corporate Real Estate Management <b>Approved by:</b> Patrick Matozzo	June 27, 2024	Signed by Patrick Matozzo

Appendix "A"

DOVERCOURT ROAD  
(REGISTERED PLAN D-158)  
PIN 21279-0600 (LT)

PART 3



PIN 21279 - 0

LOT REGISTERED

PART 2

PART 1

21279 (LT)

LOT 24

LOT 23

LOT 22

LOT

4.5 IN INST. EASEMENT

6.6 R

6.6 R

6.6 R

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# Appendix "B"

