

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

TRACKING NO:2024- 170

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: | 18/07/2024 | Phone No.: | 437 236 2707 |
| Purpose | To transfer the operational management of a portion City-Owned untraveled public highway ("The Property") located between Bayview Avenue and Pottery Road from Transportation Services to the Parks, Forestry & Recreation (PF&R) to allow PF&R to undertake the revitalization of the Cudmore Creek wetland and Crothers Woods trailhead improvement project. | | |
| Property | Portion of Public Highway, shown in between Pottery Road and Bayview Avenue Appendix A as Parts 1 & 2 on PS Sketch PS-2019 | | |
| Actions | <p>1. Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Properties (Parts 1 & 2 on PS Sketch PS-2019) as a public highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, and, in addition, by publishing notice of the proposed by-law once in a local community newspaper, with the Ward 15 Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.</p> <p>2. Authorize Transportation Services staff to advise the public of the proposed closure of the Properties (Parts 1 & 2 on PS Sketch PS-2019) 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 15 Community Council meeting at which the proposed by-law to close the Property as a public highway will be considered.</p> <p>3. Conditional upon City Council approval to permanently stop up and close the Former Highway Lands as public highway (Parts 1 & 2 on PS Sketch PS-2019), transfer operational management of the Former Highway Lands from Transportation Services to Parks Forestry and Recreation ("PF&R").</p> | | |
| Financial Impact | <p>There are no financial implications to the City.</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>PF&R made a request to Transportation Services to permanently stop up and Transfer the Operational Management of an untraveled public highway at the north-east corner of Bayview Avenue and Pottery Rd. The transfer of the Property will allow PF&R to undertake the revitalization of the Cudmore Creek wetland and Crothers Woods trailhead improvement project.</p> <p>In January 2020 Transportation Services completed a feasibility study and determined the portion of public highway can be closed. Upon execution of the Transfer of Operational Management, Transportation Services will prepare the appropriate road closure report to permanently stop and close the portion of untraveled public highway.</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 15 – Don Valley West | |
| | Assessment Roll No.: | N/A | |
| | Approximate Size: | N/A | |
| | Approximate Area: | PS-2019-136 Part 1 – 676.2 m2 PS-2019-136 Part 2 – 3172 m2 | |
| | Other Information: | N/A | |

| A. | Executive Director, Corporate Real Estate Management has approval authority for: | Deputy City Manager, Corporate Services has approval authority for: |
|--|--|---|
| <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> |

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
- **Highways** - The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.

Consultation with Councillor(s)

| | | | | | | | | | | | | | | | | | | | | | | |
|---------------|-----|-------|---|--------|--|--|------|--|--|-------|---------------|--|-------|--|--|--------|--|--|------|--|--|-------|
| Councillor: | N/A | | | | | | | | | | Councillor: | | | | | | | | | | | |
| Contact Name: | | | | | | | | | | | Contact Name: | | | | | | | | | | | |
| Contacted by: | | Phone | X | E-Mail | | | Memo | | | Other | Contacted by: | | Phone | | | E-mail | | | Memo | | | Other |
| Comments: | | | | | | | | | | | Comments: | | | | | | | | | | | |

Consultation with Divisions and/or Agencies

| | | | | | | | | | | | |
|---------------|-------------------------|--|--|--|--|---------------|-------------------------------|--|--|--|--|
| Division: | Transportation Services | | | | | Division: | Parks Forestry and Recreation | | | | |
| Contact Name: | Troy Caron | | | | | Contact Name: | Jason Bragg | | | | |
| Comments: | | | | | | Comments: | | | | | |

Legal Services Division Contact

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

DAF Tracking No.: 2024-170

Signature

Recommended by: Manager, Real Estate Services
Nike Coker

Signed by Nike Coker on July 18, 2024

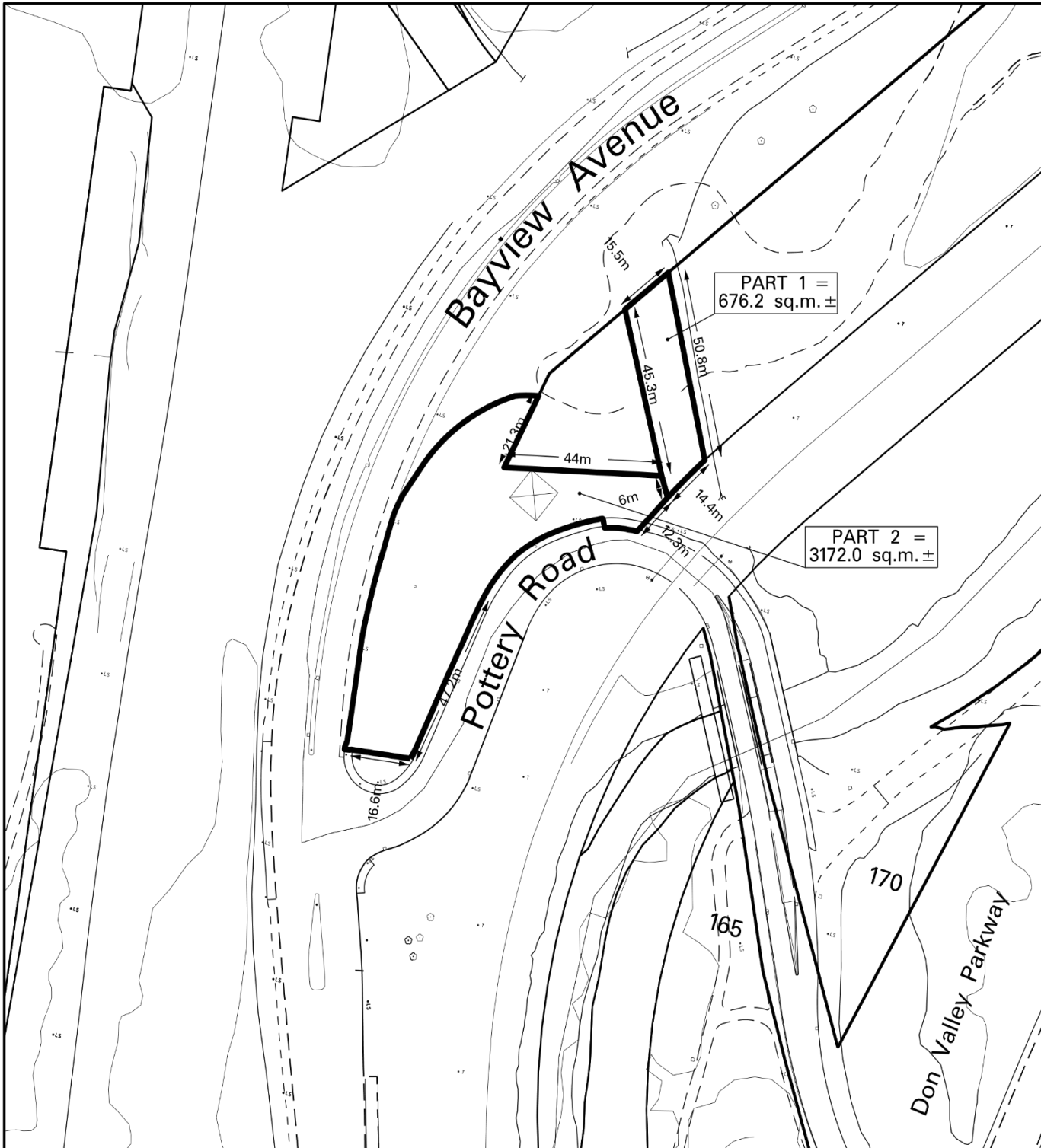
Recommended by: Director, Real Estate Services
Alison Folosea

Signed by Alison Folosea on August 22, 2024

☐ Recommended by: Executive Director,
Corporate Real Estate Management

☒ Approved by: Patrick Matozzo

Signed by Patrick Matozzo on August 23, 2024

Plan
66R-

Toronto

ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE

PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

CITY OWNED LAND

SKETCH SHOWING A PORTION OF POTTERY ROAD
(PART 1) AND A PORTION OF
BAYVIEW AVENUE (PART 2)

WARD 15 - DON VALLEY WEST
DATE: NOVEMBER 22 2019

SKETCH No PS 2019 136

Appendix "B"

Location Map

