

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

TRACKING NO.: 2024-229

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:	September 9 th , 2024	Phone No.:	436 236 2707										
Purpose	To obtain authority to transfer the operational management of City owned Property municipally known as 5 Eireann Quay from Corporate Real Estate Management (CREM) to Parks Forestry and Recreation (PF&R) for Park Space.												
Property	<p>The property municipally known as 5 Eireann Quay, Toronto, legally described as PLAN 1397D PT BLK E RP 63R452 PT PART 11 RP 63R3786 PARTS 5 TO 7, City of Toronto, (the "Property"), as shown on the Location Map in Appendix "B".</p> <p>More Specifically the parts include only:</p> <ul style="list-style-type: none"> -Part of Part 3, Plan 66R-30666 -Part of Part 13, Plan 66R-15117 -Part of Part 12, Plan 66R-15117 -Part of Part 11, Plan 63R-452 -Part of Part 4, Plan 66R-30666 												
Actions	1. Transfer from Corporate Real Estate Management to Parks Forestry and Recreation.												
Financial Impact	<p>There are no financial implications with the transfer of operational management.</p> <p>There are no future capital costs associated with the construction of either park space. Ireland Park was completed in 2007. Bathurst Quay Common is presently under construction and is being funded entirely through PFR's approved capital budget.</p> <p>There are no net new operating costs associated with the transfer of Ireland Park from CREM to PFR, as the park's annual maintenance already forms part of PFR's operating budget.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>Ireland Park was developed, financed and built in 2007 by the non-profit Canada Ireland Foundation as a memorial to Irish migrants. Though the park has remained under CREM jurisdiction since its opening, PFR has historically been and is presently responsible for operating and maintaining the space.</p> <p><i>[additional comments, on page 4 Appendix A]</i></p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>10 Spadina-Fort York</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>19 04 062 041 002 00</td> </tr> <tr> <td>Approximate Size:</td> <td>Ireland Park is approximately 900sq.m Bathurst Quay Common is approximately 4,000sq.m</td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	10 Spadina-Fort York	Assessment Roll No.:	19 04 062 041 002 00	Approximate Size:	Ireland Park is approximately 900sq.m Bathurst Quay Common is approximately 4,000sq.m	Approximate Area:		Other Information:	
Ward:	10 Spadina-Fort York												
Assessment Roll No.:	19 04 062 041 002 00												
Approximate Size:	Ireland Park is approximately 900sq.m Bathurst Quay Common is approximately 4,000sq.m												
Approximate Area:													
Other Information:													

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 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

Consultation with Councillor(s)

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

Consultation with Divisions and/or Agencies

Division:	Parks Forestry and Recreation						Division:	Corporate Real Estate Management					
Contact Name:	Howie Dayton						Contact Name:	Nike Coker					
Comments:							Comments:						

Legal Services Division Contact

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

DAF Tracking No.: 2024 - 229	Date	Signature
Recommended by: Manager, Real Estate Services Nike Coker	September 23, 2024	Signed By: Nike Coker
Recommended by: Director, Real Estate Services Scott Barrett		Signed By: Scott Barrett
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo <input type="checkbox"/> Approved by:	October 7, 2024	Signed By: Patrick Matozzo

Appendix "A"

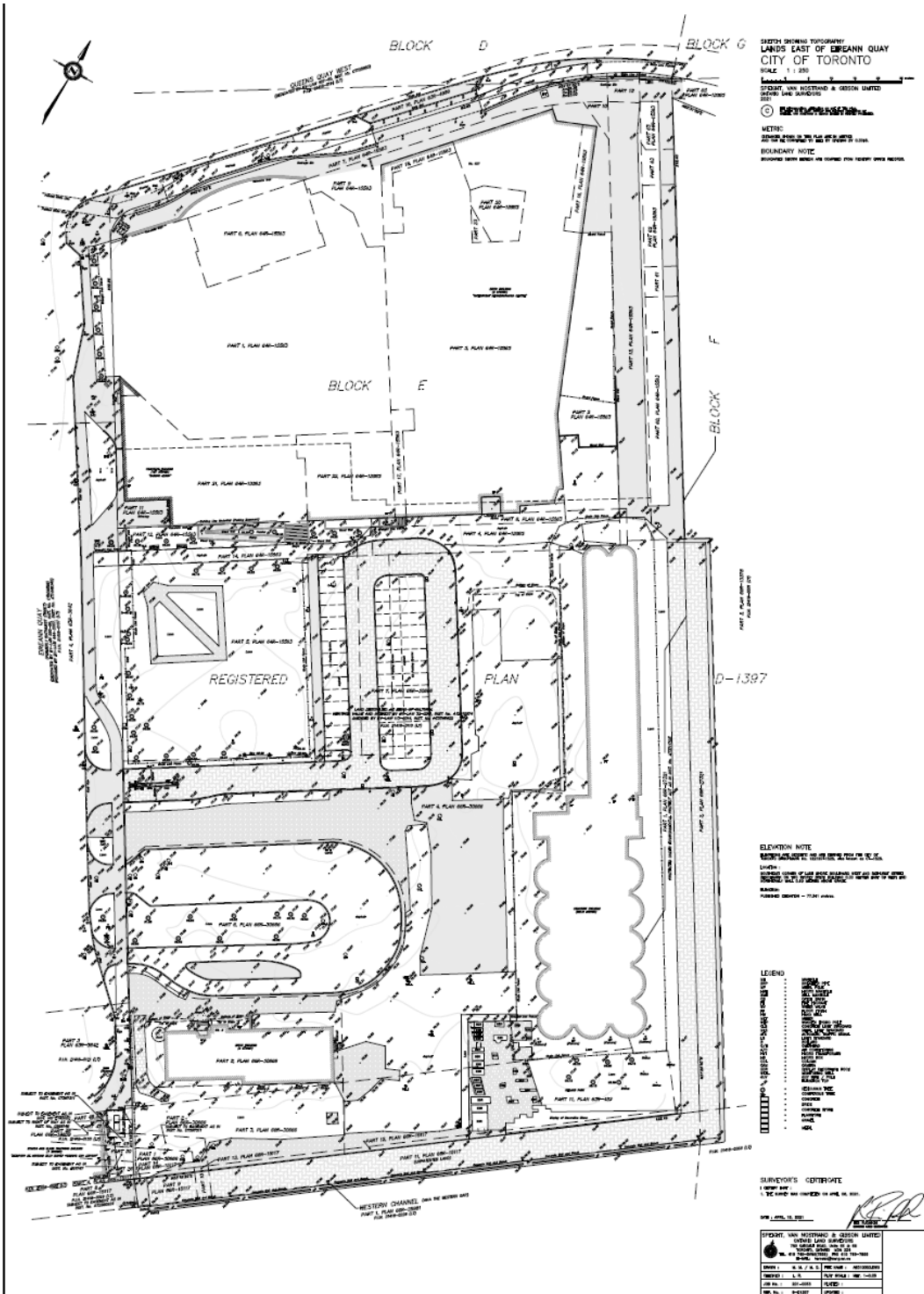
Ireland Park is approximately 900sq.m. in area and is located at the southeast corner of the 5 Eireann Quay property. The small park and memorial is characterized by a passive lawn area and mature trees, as well as several public art installations.

Bathurst Quay Common is approximately 4,000sq.m. and is irregular in shape as it weaves and extends between various existing built features on the 5 Eireann Quay property. This new park space, to be opened in Fall 2024, combines a mixture of 'hardscape' pavers and soft landscape features, an abundance of seating options, and in-ground architectural lighting with which to accentuate the heritage silos during evening hours.

Bathurst Quay Common, a new PFR waterfront park currently under construction immediately adjacent and connected to the existing Ireland Park, responds to Council direction contained in 2017-approved Bathurst Quay Neighbourhood Plan.

The BQNP directed City staff to develop a revitalization plan for the under-utilized Canada Malting property, inclusive of expanding park and public realm space on the property for new community and cultural programming purposes.





Appendix "B"

Location Map

