



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

TRACKING NO.: 2025-019

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:	January 10th, 2025	Phone No.:	437-236-2707										
Purpose	To obtain authority to transfer Operational Management and Jurisdiction from Transportation Services (Division) to Parks, Forestry and Recreation (division) with respect to the property municipally known as Corridor Montesson Street an untraveled public laneway, Toronto for the purpose of Parkland.												
Property	The property municipally known as Corridor Montesson Street an untraveled public laneway, Toronto, legally described as an Untraveled Public Laneway, City of Toronto, being all of PIN 075410065, (the "Property"), as shown on the Location Map in Appendix "A".												
Actions	<ol style="list-style-type: none"> To Transfer Operational Management and Jurisdiction from Transportation Services (Division) to Parks, Forestry and Recreation (division). Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Properties Corridor Montesson Street, 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 3 (Etobicoke) Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. Authorize Transportation Services staff to advise the public of the proposed closure of the Properties Corridor Montesson Street, 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) Community Council meeting at which the proposed by-law to close the Property as a public highway will be considered. Conditional upon City Council approval to permanently stop up and close the Former Highway Lands as public highway Corridor Montesson Street, transfer operational management of the Former Highway Lands from Transportation Services) to Parks, Forestry and Recreation (division). 												
Financial Impact	<p>The ongoing annual maintenance and operations costs for this property is estimated to be approximately \$6,150, based on Parks, Forestry, & Recreation's 2024 general parks maintenance budget for a Small Park in base park condition. These costs will be accommodated in Parks, Forestry, and Recreation's annual operations budget and be included in future operating budget submissions.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>This parcel has been designated as untraveled roadway and was never converted to active roadway. Based on an analysis of historical air photos, this site has functioned as unofficial greenspace since 1939 and is informally used as a walkway between Jopling Ave S and Aukland Rd.</p> <p>PF&R notes that this transfer of operational management is contingent on registration of a new easement for the overhead utilities.</p> <p>This property falls within an area of parkland need as identified in the Parkland Strategy and will address a walkability gap in this neighborhood. In combination with the parkland dedication parcel at 28 Jopling Ave S, this will create a much larger park than the dedication parcel alone, and ensure safe access between Jopling Ave S and Aukland Rd. The proposed transfer of operational management represents an opportunity to increase parkland in an area of priority by maximizing the potential of existing under-used City-owned land.</p> <p>Business case in Appendix "B"</p>												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Ward 3 - Etobicoke</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>N/A</td> </tr> <tr> <td>Approximate Size:</td> <td>1,227.37M2 (figure 1)</td> </tr> <tr> <td>Approximate Area:</td> <td>1,227.37M2 (figure 1)</td> </tr> <tr> <td>Other Information:</td> <td>PIN 075410065</td> </tr> </table>			Ward:	Ward 3 - Etobicoke	Assessment Roll No.:	N/A	Approximate Size:	1,227.37M2 (figure 1)	Approximate Area:	1,227.37M2 (figure 1)	Other Information:	PIN 075410065
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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; 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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 <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:		Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks, Forestry and Recreation	Division:	Transportation Services
Contact Name:	Olivia Fortenbacher	Contact Name:	Troy Caron
Comments:		Comments:	

Legal Services Division Contact

Contact Name:	
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DAF Tracking No.: 2025-019	Date	Signature
Recommended by: Manager, Real Estate Services Scarlett Smith	Jan 14, 2025	Signed by Scarlett Smith
Recommended by: Director, Real Estate Services Scott Barrett	Jan 15, 2025	Signed by Scott Barrett
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	January 20, 2025	Signed by Patrick Matozzo

Appendix "A"

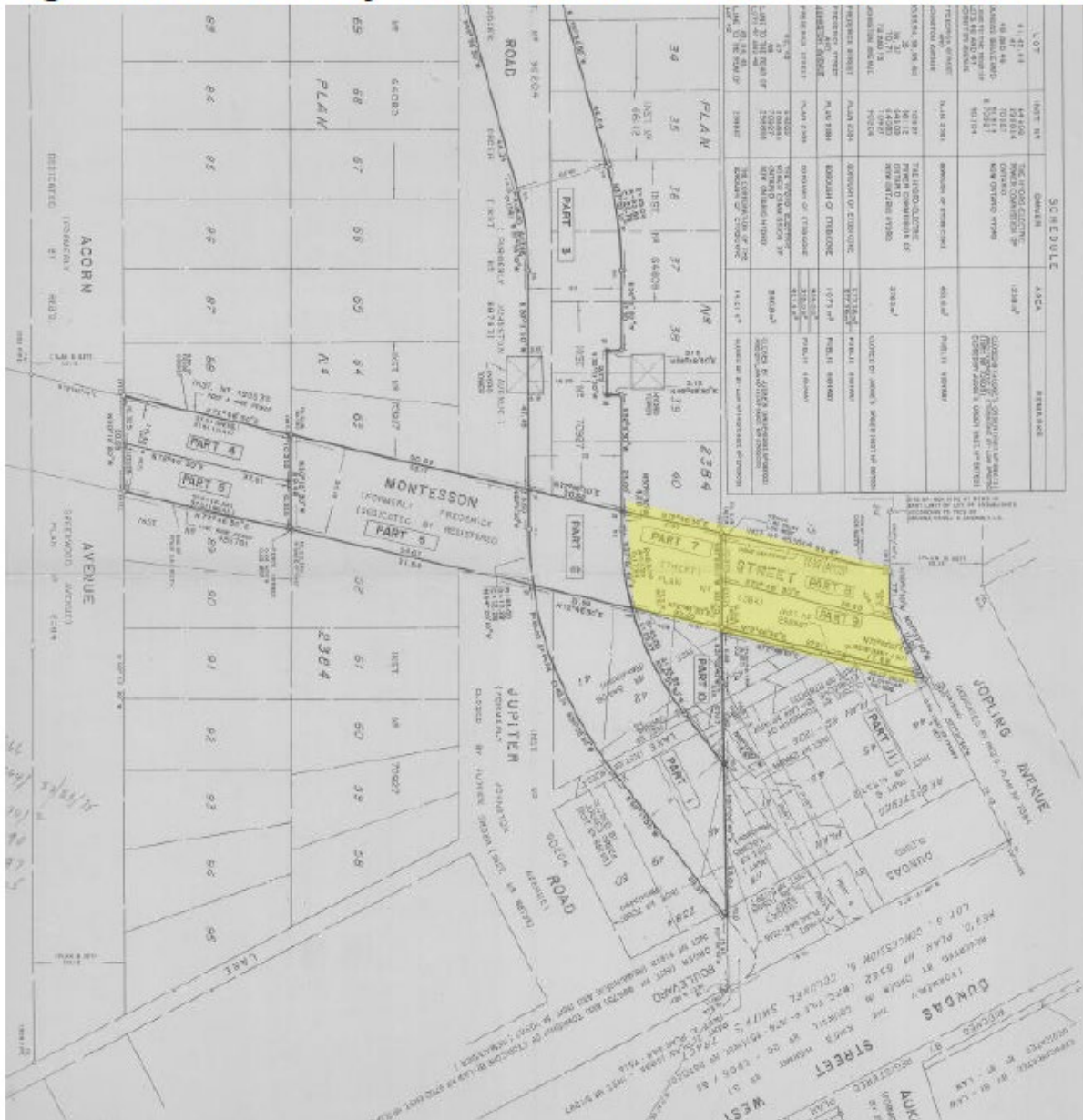
Figure 1: Untravelled public road south of Jopling avenue (in red) – portion for comment shown outlined in white



Figure 2: Site map with PIN information



Figure 3: Site Survey with lands of interest – Part 7, 8 and 9 highlighted



Appendix "B"
Business Case Submission for Real Estate Initiatives

PROPERTY¹ ADDRESS <i>(full or part thereof)</i> The parcel south of Jopling Ave S, between Jopling Ave S and Auckland Rd.	TYPE OF REAL ESTATE REQUEST <input checked="" type="checkbox"/> Transfer of Operational Management of City Property <input type="checkbox"/> Internal Space Accommodation (use of City property) If you are requesting transfer of operational management from a division/agency other than Real Estate Services, indicate below whether the division/agency has declared it surplus to its operational requirements. If yes, attach written evidence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DIVISION/AGENCY REQUESTING PROPERTY/SPACE Toronto Parks, Forestry & Recreation	DIVISION/AGENCY HEAD AUTHORIZATION/APPROVAL <i>(name, title, phone, email)</i> Howie Dayton General Manager 416-392-8182 Howie.Dayton@toronto.ca
SUBMITTED BY <i>(name, title, phone, email)</i> Olivia Fortenbacher Planner, Parkland Acquisition Section, PFR 647-339-4650 olivia.fortenbacher@toronto.ca	DIVISION/AGENCY HEAD AUTHORIZATION/APPROVAL <i>(name, title, phone, email)</i> Howie Dayton General Manager 416-392-8182 Howie.Dayton@toronto.ca
DATE: September 4, 2024	
<u>EXECUTIVE SUMMARY/OVERVIEW</u> Parks, Forestry and Recreation is requesting the transfer of operational management of a parcel (1227.37 m ²) of untravelled roadway south of Jopling Avenue S from Transportation Services. This parcel would be combined with a parkland dedication parcel at 28 Jopling Ave S to the north to create a new park with an area of approximately 1527 m ² . This site is currently vacant and has been designated as untravelled roadway and functions as informal greenspace and as a walkway between Jopling Ave S and Auckland Rd. Transfer to PFR would increase the utility / programming potential of the dedicated parkland at 28 Jopling Ave S and allow for greater future uses of parkland at this site.	
1. INTRODUCTION Parks, Forestry and Recreation is requesting the transfer of operational management of the parcel south of 28 Jopling Ave S, between Jopling Ave S and Auckland Rd from Transportation Services which is 1227.37 m ² (Figure 1). This parcel would be combined into a new park with a parkland dedication parcel at 28 Jopling Ave S, with an area of approximately 1527m ² . This parcel has been designated as untravelled roadway and was never converted to active roadway. Based on an analysis of historical air photos, this site has functioned as unofficial greenspace since 1939 and is informally used as a walkway between Jopling Ave S and Auckland Rd. This property falls within an area of parkland need as identified in the Parkland Strategy and will address a walkability gap in this neighbourhood. In combination with the parkland dedication parcel at 28 Jopling Ave S, this will create a much larger park than the dedication parcel alone, and ensure safe access between Jopling Ave S and Auckland Rd. The proposed transfer of operational management represents an opportunity to increase parkland in an area of priority by maximizing the potential of existing under-used City-owned land.	

¹ Property refers to land and/or buildings

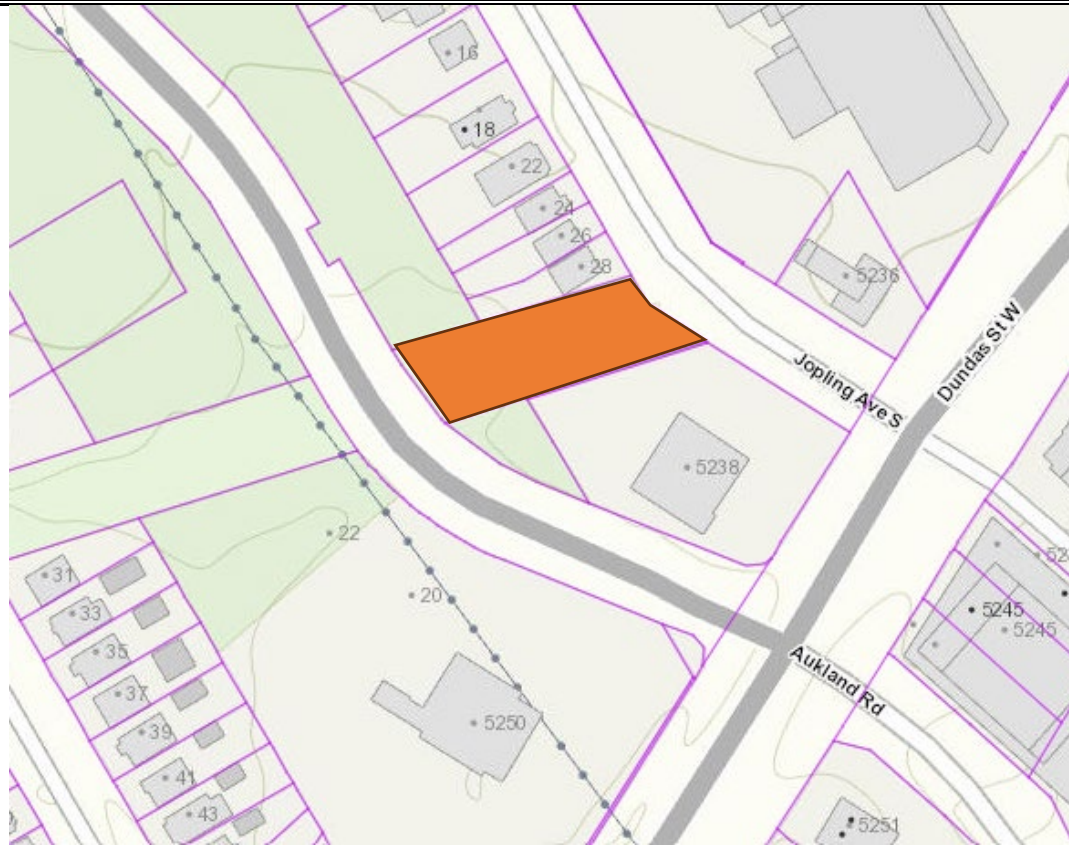


Figure 1: The proposed parcel for conversion to parkland south of 28 Jopling Ave S and between Jopling Ave S and Auckland Rd, shown in red.

2. CONTEXT

2.i. Current Situation/Problem or Opportunity Description

The lands proposed for transfer are located next to 28 Jopling Ave S which is being dedicated as parkland. The transfer and conversion of this site (1227.37 m²) in combination with 28 Jopling Ave S (300.68 m²) will make this park a much larger site.

Transportation Services has no operational need for this site and is supportive of a transfer to PFR.

2.ii Business Requirement for Additional Property/Space

The Parkland Strategy Report was adopted by Council and contains criteria for parkland acquisition that works to: expand the supply of parks in the City, improve the quality of parkland, connect to the park system, and include all residents in parks across the City, etc. The following chart summarizes how this site meets some of those criteria:

Parkland Strategy Acquisition Criterion	Explanation
Would serve a parkland need area	This property would serve an area of parkland need, as parkland provision in the area immediate vicinity is low. The closest park is Six Points Park (including an expansion along Viking Lane), which is a 400-metre walking distance away.
Is a suitable site for parkland	This site is currently an unoccupied green space which is being used informally as a walkway. The site is a suitable size for parkland to connect Jopling Ave S and Auckland St.
Reasonable value of acquisition relative to people who would benefit	As this is an internal transfer, costs remain limited to environmental investigation and remediation (if required). This represents an opportunity to make better use of existing under-utilized City-owned land.
Within 500 metres of transit access	This property is adjacent to a number of transit stops, specifically Kipling subway station on TTC's Line 2 and Kipling GO Station, plus local bus routes.

The Parkland Strategy sets out the amount of parkland available per person across the City. Areas with combinations of high population density, low park supply, or restricted access to parks have the lowest parkland provision. In 2016, on a city-wide average, residents had access to 28 m² of parkland per person. Currently, the areas surrounding this site are within the two lowest categories of parkland provision (Figure 2), with 2.3 m² and 8.6 m² of parkland per person respectively, significantly below the city-wide average. The creation of a new park at this location would help increase the provision of parkland in this part of the City by creating a new park in an underserved community and would help enhance the connectivity throughout the neighbourhood (Figure 3).

PFR will be acquiring 28 Jopling Ave S (300.68 m²) as parkland dedication through the development process in late 2024. Bringing on the untravelled lands to the south will increase the size of the future park by 1227.37 m², resulting in a 1527m² park with better utility and programming potential.

This site is located within 350m of TTC's Kipling subway station and the Kipling GO station which is a major transit terminal connecting the City of Toronto with the surrounding Greater Toronto Region.

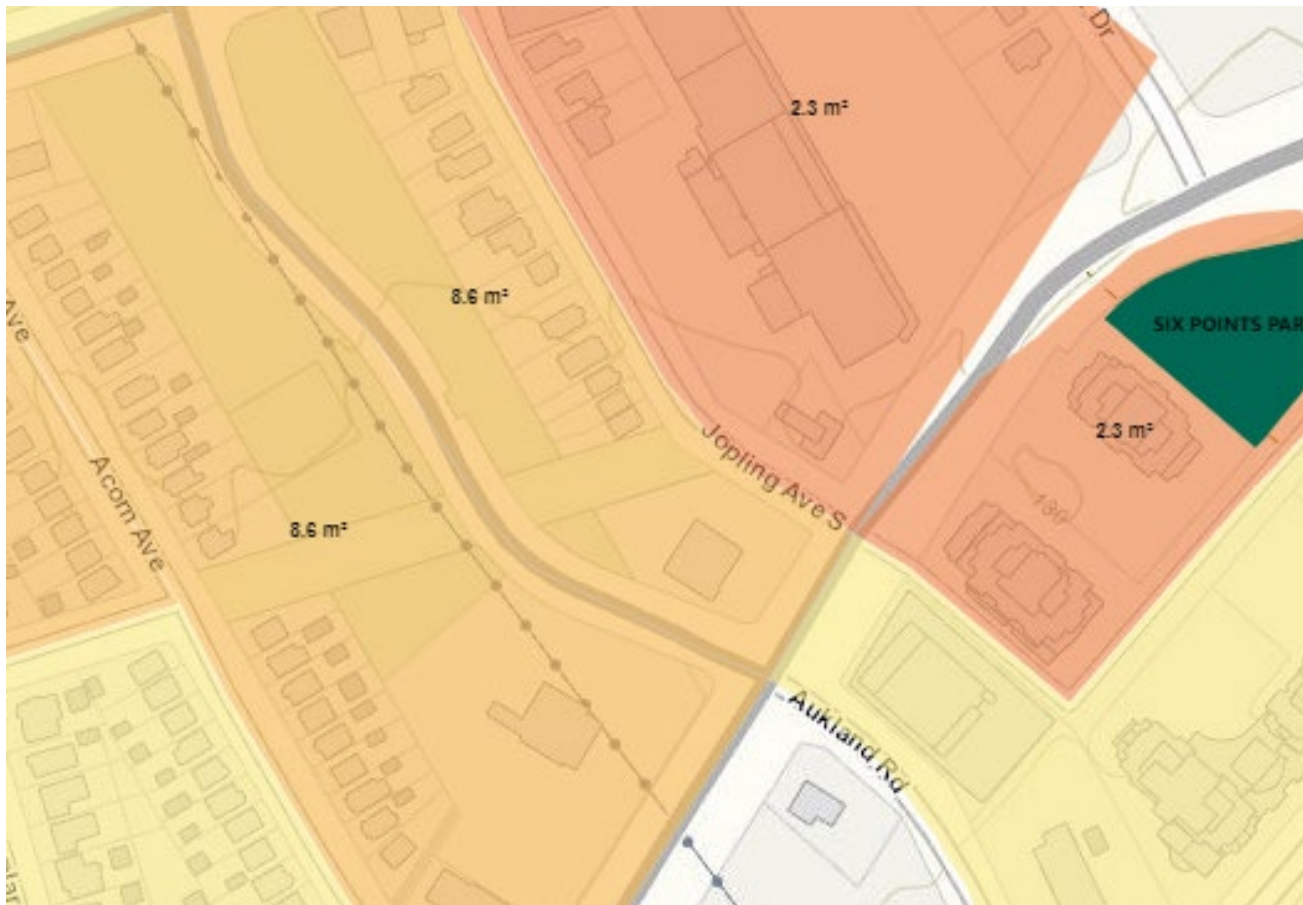


Figure 2: Parkland provision near untravelled lands south of 28 Jopling Ave S. This map uses information from Figure 8 in the Parkland Strategy.



Figure 3: Map showing vacant lands south of 28 Jopling Ave S and how this connects to Jopling Ave S and Auckland Rd.

2.iii. Physical Characteristics of Required Property/Space

Identify the required physical characteristics of the property/space (e.g. location, size etc.). Please be specific.

The untravelled lands south of 28 Jopling Ave S is a rectangular shaped property that is 1227.37m².

The property is currently vacant greenspace with a number of trees and overgrown foliage (Figure 4). There is a line of desire through the property noting the unofficial use of this site as a walkway between Jopling Ave S and Auckland Rd. There is a fence on the north side of the site separating this property from 28 Jopling Ave and there is a parking lot bordering the south side.



Figure 4: Streetview image of the site looking east from Auckland Rd

2.iv. Required Property/Space Timeframe

PFR requires the property indefinitely for park purposes.

The proposed timeframe for the transfer is for the Fall of 2024. Pending Technical Review Committee endorsement of the jurisdictional transfer of the site to PFR, PFR will work with Transportation Services to seek Council approval of a required stop-up and close by-law for the unopened right-of-way. The transfer to PFR would not take effect until the date of Council's approval of the stop-up and close by-law. Pending this approval PFR anticipates a transfer date in early 2025, in alignment with the conveyance of the parkland dedication parcel at 28 Jopling Ave S.

2.v. Financial Characteristics of Required Property/Space

There are minimal anticipated acquisition costs associated with the jurisdictional transfer. A Phase One Environmental Site Assessment was carried out and indicated that a Phase Two Environmental Site Assessment is required based on potentially contaminating activities from off-site sources (adjacent historic uses). A Phase II ESA will be completed to confirm there has been no off-site migration of past contaminants, and costs of the Phase II ESA (\$20,950 plus HST and 10% management fee) will be covered through the Parkland Acquisition sub-project (account CPR115-50-01) in the 2024-2033 PFR Capital Budget and Plan. Based on the site history as a vacant lot, it is not anticipated that further remediation will be required. If remediation is required, PFR will cover the cost of the remediation through its approved Parkland Acquisition sub-project (account CPR115-50-01 in the 2024-2033 PFR Capital Budget and Plan) which accounts for due diligence.

The ongoing annual maintenance and operations costs for this property is estimated to be approximately \$6,150, based on Parks, Forestry, & Recreation's 2024 general parks maintenance budget for a Small Park in base park condition. These costs will be accommodated in Parks, Forestry, and Recreation's annual operations budget and a future operating budget submission will include the full operating impact of capital.

Park development will be planned for and completed by the developer responsible for conveying 28 Jopling Ave S, in coordination with 28 Jopling Ave S.

Capital Budget and Finance and Strategic Financial Planning have reviewed and approved the financial statement for this business case.

3. SUMMARY OF OPTIONS: COST/BENEFIT ANALYSIS

	Characteristics	Strengths	Weaknesses
Option 1	Operational management of the property is transferred to Parks, Forestry & Recreation to create a new park	<p>Minimal costs anticipated associated with the land transfer</p> <p>1227.37m² of parkland is added in an area of parkland need</p> <p>Develops a large park in a neighbourhood with low provision</p> <p>Increase utility of underused City owned land</p>	<p>Impact on PFR's operating budget due to increased maintenance costs.</p> <p>Potential cost for any required environmental remediation, to be covered out of PFR's approved capital budget for land acquisition.</p>
Option 2	The property continues to be under the jurisdiction of Transportation Services, and remains vacant	No additional cost required for PFR maintenance	Land which could be added to the green space system remains vacant and under-used

4. PREFERRED OPTION

4.i. JUSTIFICATION

Based on the above summary of options, PFR recommends Option 1, as the strengths significantly outweigh the weaknesses, especially when compared against Option 2. The proposed transfer represents a good value proposition to transform underutilized City-owned land into parkland with high utility to serve an area of identified parkland need.

4.ii. PLANNING CONTEXT

The creation of a new park is consistent with and advances the objectives of the Official Plan and is an appropriate land use for this property.

The property is designated as *Mixed-Use Areas* and *Utility Corridors* in the City's Official Plan, which both permit parks and open spaces (Figure 5). Policy 3.2.3.1 of the Official Plan requires the addition of new parks and amenities in high growth areas.

The policies of the Etobicoke Centre Secondary Plan further specify that opportunities for expanded parks and open space will enhance the quality of life in Etobicoke Centre; the livability and desirability of the Centre will be enhanced by the provision of additional area parkland. The Secondary Plan also encourages the creation of new parks and open space to provide linkages between existing parks, open space and residential developments as well as existing and proposed networks of trails. In this case, the creation of a new park between Jopling Ave S and Auckland Rd will formalize a linkage that is unofficially used by the local community.

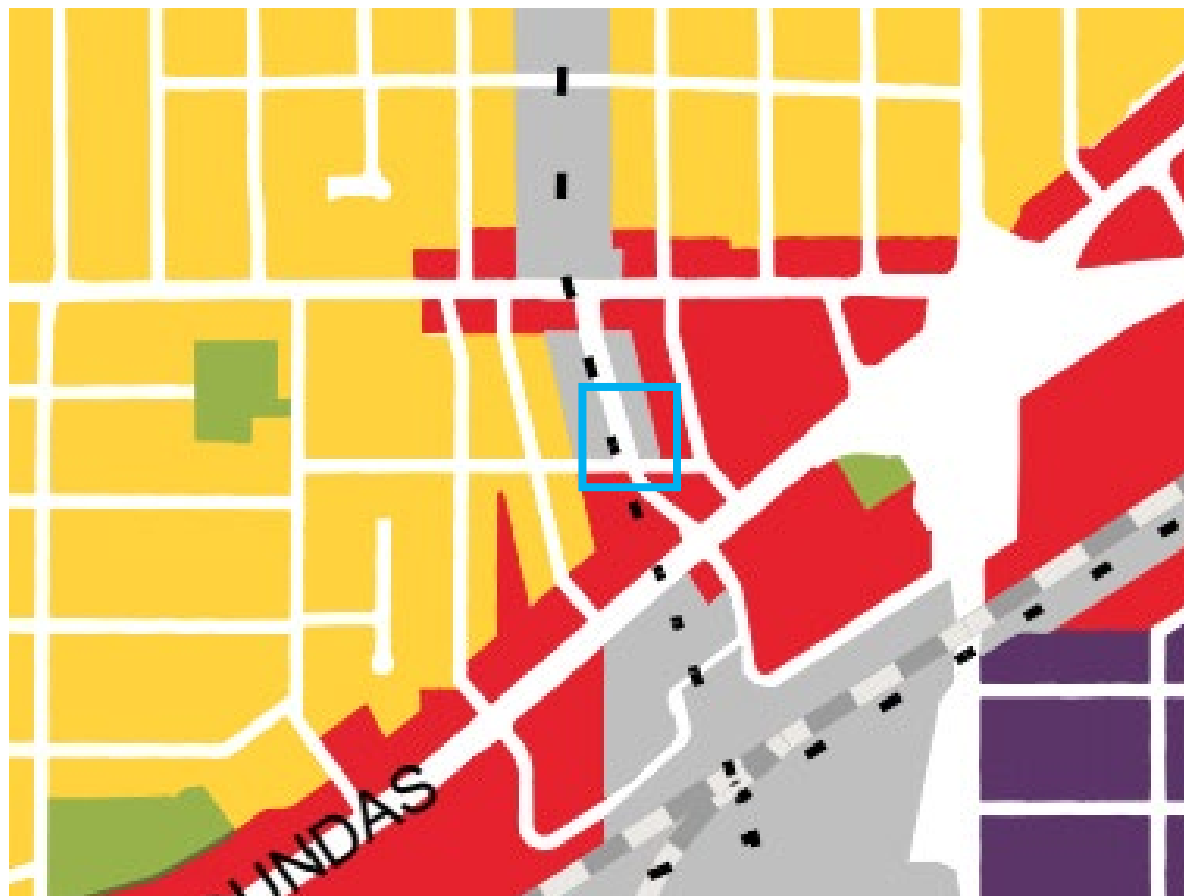


Figure 5: Official Plan, Map 14 Land Use Plan

4.iii. OPERATING REQUIREMENTS

The ongoing annual maintenance and operations costs for this property is estimated to be approximately \$6,150, based on Parks, Forestry, & Recreation's 2024 general parks maintenance budget for a Small Park in base park condition. These costs will be accommodated in Parks, Forestry, and Recreation's annual operations budget and a future operating budget submission will include the full operating impact of capital.

Capital Budget and Finance and Strategic Financial Planning have reviewed and approved the financial statement for this business case.

4.iv. NEXT STEPS

1. Complete Phase Two Environmental Site Assessment.
2. Consolidate transfer of untravelled land south of 28 Jopling Ave S with parkland dedication parcel at 28 Jopling Ave S.
3. Developer to conduct parkland development on consolidated park.

5. STRATEGIC ALIGNMENT

The new parks will advance the City of Toronto's corporate Strategic Plan by *"Investing in people and neighbourhoods"* and *"Tackling climate change and building resilience."* The investment in this new parkland will improve the quality of life for residents and employees in Etobicoke Centre. The new parkland is also an investment in the City's natural spaces which helps to mitigate the effects of climate change.

Delivery of new parks at this location also advances the implementation of the council approved Parkland Strategy. The provision level of parkland at this site is between 2.3 and 8.6m² of parkland per person and this site is within a designated area of parkland need within the Parkland Strategy due to high growth and a low supply of parkland. The development of a new park at this site would advance the strategic actions of expanding the parks network by creating new parks within a growth area and would also enhance connectivity to residential neighbourhoods in this area.

6. EXHIBITS/SUPPORTING DOCUMENTS