



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-006

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management										
Date Prepared:	January 7, 2025	Phone No.:	416-392-1857										
Purpose	To obtain authority for the City to Consent, as owner of 311 Staines Road (the "Property"), to Official Plan and Zoning By-Law Amendment Applications ("Application") required by Tamil Community Centre (the "Applicant") to update the land use designation to facilitate a community centre use.												
Property	Part of 311 Staines Road described as the South Parcel, as shown on Appendix A. Parts 9 and 10 as shown on Appendix B.												
Actions	<ol style="list-style-type: none"> Authority be granted for the City to Consent, in its capacity as the Property owner, to Official Plan and Zoning bylaw Amendment applications. The appropriate City Officials be authorized and directed to take the necessary action to give effect hereto. 												
Financial Impact	<p>There is no financial impact.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>The Property was acquired by the City in 2007. It is part of 311 Staines Road which consists of a North Parcel and a South Parcel (see Appendix A).</p> <p>In 2020 and 2021, City Council, by its adoption of Item Nos. 2020.GL16.8 and 2021.GL27.11, authorized the City to enter into a fair market-value Long Term Land Lease with the TCC, to design, build, finance and operate a new not-for-profit Community Recreation Facility on part of the South Parcel. The City entered into the Land Lease with the TCC on February 15th, 2022, for part of the South Parcel comprising approximately 180,000 square feet (16,733 sq. m./ 4.13 acres).</p> <p>There was a zoning review conducted by planner Bousfields Inc., on behalf of the Applicant, dated October 24, 2022, under City-wide Zoning By-law 569-2013 which noted four zones that apply to the Property. RD (x587) applies to the majority of the Site, with Residential Detached ("RD") (f9.0:a220)(x647) applying to small portions of the Site along the south lot line, RD (x646) applies along the eastern portion of the Site, and ON (Open Space Zone category) applies the easternmost portion and the northeastern corner of the Site.</p> <p>The Site has an area more than 1,500 sq. m. and is more than 80m from the nearest Major Street (Morningside Avenue) which is in excess of the RD zone and community centre uses would not be permitted on the lands without an amendment to the Official Plan and Zoning By-Law.</p> <p>The Applications are to address the community centre use through Official Plan and Zoning By-law Amendments.</p>												
Terms	Consent will be provided to the Applicant which will expressly state that the same is being given solely in the City's capacity as land owner and that by giving consent, the City shall not be deemed to support or endorse the merits of the Applicant's application nor to fetter City Council's discretion in any way including Council's discretion to accept or reject the application. The Applicant shall be required to assume all risk, cost and expense associated with the application.												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>25 - Scarborough-Rouge Park</td></tr> <tr> <td>Assessment Roll No.:</td><td>1901-12-6-330-001202 (south parcel)</td></tr> <tr> <td>Approximate Size:</td><td>Irregular</td></tr> <tr> <td>Approximate Area:</td><td>6.62 acres (south parcel)</td></tr> <tr> <td>Other Information:</td><td></td></tr> </table>			Ward:	25 - Scarborough-Rouge Park	Assessment Roll No.:	1901-12-6-330-001202 (south parcel)	Approximate Size:	Irregular	Approximate Area:	6.62 acres (south parcel)	Other Information:	
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate 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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 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 \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 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 \$1 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 checked="" 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. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- 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 Jennifer McKelvie					Councillor:					
Contact Name:	Charrissa.Klander					Contact Name:					
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Contacted by:	Phone		E-mail	
Comments:	No objections					Comments:					

Consultation with Divisions and/or Agencies

Division:						Division:	Financial Planning				
Contact Name:						Contact Name:	Ciro Tarantino				
Comments:						Comments:	Concurs				

Legal Services Division Contact

Contact Name:	Soo Kim Lee
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DAF Tracking No.: 2025-006	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Action Manager, Real Estate Services Leila Valenzuela	Jan. 8, 2025	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan 8, 2025	Signed by Alison Folosea

Appendix A: Location Map



Appendix B: Reference Plan 66R-16352

