



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

TRACKING NO.: 2025-040

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:	February 4 th , 2025	Phone No.:	437-236-2707										
Purpose	To obtain authority to transfer operations management from Parks Forestry and Recreation (PF&R) to Toronto Transit Commission (TTC) with respect to the two parcels of land, property municipally known as 10 Madison Avenue, Toronto for the purpose of accommodating the platform extension located at Spadina Station.												
Property	The property municipally known as 10 Madison Avenue, Toronto, legally described as PLAN M2 LOT 7 LOT 8 LOT 20 LOT 21 PLAN M2 PT LOT 5 PT LOT 6 PT LOT 22, City of Toronto, being all of Parcel 1 and Parcel 2, (the "Property"), as shown on the Location Map in Appendix "A" and plan attachment 1.												
Actions	1. To Transfer Operational Management from Parks Forestry and Recreation (PF&R) to Toronto Transit Commission (TTC)												
Financial Impact	All property transfers will occur at a nominal cost between the City Division (PF&R) and Agency (TTC), no further financial implications. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.												
Comments	<p>The Toronto Transit Commission (TTC) is undertaking the construction of a platform extension at Spadina Streetcar Station to accommodate two low floor light rail vehicles as part of the Line 2 Capacity Enhancement Program (L2CEP). TTC has approached Toronto Parks, Forestry and Recreation (PF&R) with a proposal to enter, construct and occupy portions of PF&R lands located adjacent to Spadina Station on a temporary basis for the construction of the platform extension and on a permanent basis for the operation and maintenance of this infrastructure. TTC is requesting a transfer of operational management from PF&R to TTC to accommodate the platform extension located at Spadina Station.</p> <p>Technical Review committee has review the transfer and has no objections but provide comments.</p>												
Terms	<p>Toronto Water: There is a transmission watermain located in the park and at the station currently north of the boundary requested for transfer. TW requires a minimum of 2 weeks' notice prior to any work occurring in the park/TTC lands and additional forms and procedures to follow (Excavation monitoring form, vibration monitoring, no heavy equipment crossing or storage on top of watermain or stockpiling of material without a prior geotechnical and structural engineering report satisfactory to TW).</p> <p>Park Forestry and Recreation: PFR reiterates that any work undertaken by the TTC should minimize impacts on vegetation, trees, the mural on the western wall, and future park use. PFR is satisfied with the proposed restoration plan, agreed upon by TTC., which will restore the park to 'base state' upon completion of the work.</p> <p>Toronto Parking Authority: Should the Bike Share station be impacted because of the TTC works, the TPA will need to be notified in advance to ensure a new Bike Share location can be secured.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>Ward 11</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>19 04 052 140 001 00</td> </tr> <tr> <td>Approximate Size:</td> <td>Parcel 1 – 176m2 and parcel 2 – 15m2</td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Ward 11	Assessment Roll No.:	19 04 052 140 001 00	Approximate Size:	Parcel 1 – 176m2 and parcel 2 – 15m2	Approximate Area:		Other Information:	
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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/REOIs:</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/REOIs.</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/REOIs.</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		Memo		Other			
Comments:						Comments:					

Consultation with Divisions and/or Agencies

Division:	Parks Forestry and Recreation					Division:	TTC				
Contact Name:	Jason Bragg					Contact Name:	Pamela Kraft Head and Michael Stevenson				
Comments:						Comments:					

Legal Services Division Contact

Contact Name:	Rebecca Hartly										
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DAF Tracking No.: 2025-040	Date	Signature
Recommended by: Manager, Real Estate Services Scarlett Smith	2025-02-04	Signed by Scarlett Smith
Recommended by: Director, Real Estate Services Alison Folosea	2025-02-11	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	2025-02-18	Signed by Patrick Matozzo

Appendix "A"



