



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

TRACKING NO.: 2025-140

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:	May 7 <sup>th</sup> , 2025	Phone No.:	437-236-2707										
<b>Purpose</b>	To obtain authority to transfer operations management from Transportation Services (division) to Parks and Recreation (Division) with respect to the property municipally known as 49 Pemberton Ave, Toronto for the purpose of Parkland expansion of Bishop Park.												
<b>Property</b>	The property municipally known as 49 Pemberton Ave, Toronto, legally described as PLAN 2233 Lot 55, City of Toronto, being all of PIN 19 08 094 110 001 00, (the "Property"), as shown on the Location Map in Appendix "A".												
<b>Actions</b>	1. To Transfer Operational Management from Transportation Services to Parks and Recreation.												
<b>Financial Impact</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information. There is no financial impact.</p> <p>The ongoing annual maintenance and operations costs for the property at 49 Pemberton Avenue is estimated to be approximately \$3000, based on Parks, Forestry, &amp; Recreation's 2024 general parks maintenance budget for a Parkette 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.</p>												
<b>Comments</b>	<p>In 2007, the City of Toronto acquired the property at 49 Pemberton Avenue, which was occupied by a single detached house. This house was demolished by 2009. This was originally for the purposes of constructing the North York City Centre Service Road. The road widening on this stretch of the service road, known as Kenneth Avenue, did not occur, and the property has remained vacant.</p> <p>These properties fall within an area of parkland need as identified in the Parkland Strategy. The areas adjacent have low parkland provision, and are projected to have high growth. These areas also have higher-than-average proportions of low-income residents and visible minorities. 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>Due diligence was complete by Parks and Recreation and have confirmed ready to transfer.</p> <p>Technical Review committee has reviewed the transfer and has no objections.</p>												
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>18 - Willowdale</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>190809411000100</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>629 M2</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>N/A</td> </tr> <tr> <td><b>Other Information:</b></td> <td>N/A</td> </tr> </table>			<b>Ward:</b>	18 - Willowdale	<b>Assessment Roll No.:</b>	190809411000100	<b>Approximate Size:</b>	629 M2	<b>Approximate Area:</b>	N/A	<b>Other Information:</b>	N/A
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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 &amp; Parks &amp; 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><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; 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><b>Delegated to a more senior position.</b></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><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; 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	X	E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:							Comments:										

**Consultation with Divisions and/or Agencies**

Division:	Parks and Recreation					Division:	Transportation Services				
Contact Name:	Patrick Stogianou					Contact Name:	Howie Dayton				
Comments:						Comments:					

**Legal Services Division Contact**

Contact Name:	N/A				
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DAF Tracking No.: 2025-140	Date	Signature
Recommended by: Acting Manager, Real Estate Services Eric Allen	07-MAY-2025	Signed by Eric Allen
Recommended by: Director, Real Estate Services Alison Folosea	12/05/2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	May 12, 2025	Signed by Patrick Matozzo

Appendix "A"

19 08 094 110 001 00 - 49 PEMBERTON AVE (2025)



Valuation Details

Enhanced Property Profile - 2025 Taxation Year			
Legal Description	PLAN 2233 LOT 55		
Address	49 PEMBERTON AVE		
Roll Number	19 08 094 110 001 00		
Property Code	100	Property Type	Land
Property Code Desc.	Residential Land	Zoning	
Municipality	Toronto (North York)	Is Served	Y
Homo. Neighborhood	B66		
Valuation Method	Land	Value Dest.	1,103,000
Number of Structures	0	Total Floor Area (sqft)	0
Last Sale Date		Last Valid Sale Amount	
Site Area	0.000	Unit of Measure	Acres

Owner
CITY OF TORONTO

Mailing Address
REAL ESTATE SERVICES (LSM) REAL ESTATE TAX UNIT 55 JOHN ST FLR 2 TORONTO ON M5V 3C6







