



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

TRACKING NO.: 2025-326

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management
Date Prepared:	November 3, 2025	Phone No.:	416-392-7614
Purpose	To obtain authority to enter into a land exchange agreement (the "Agreement") with Branksome Hall for the transfer of City Lands (as defined below) to Branksome Hall, in exchange for the Branksome Hall Lands (as defined below) to the City.		
Property	<p><u>City Lands</u>: Part of Lot 20, Concession 2, From The Bay, designated as Part 2 on Reference Plan 66R-34373, City of Toronto, being Part of PIN 21111-0065 (LT), as illustrated in Appendix "A".</p> <p><u>Branksome Hall Lands</u>: Part of Lot 20, Concession 2, From The Bay, designated as Part 1 on Reference Plan 66R-34373, City of Toronto, being Part of PIN 21111-0062 (LT), as illustrated in Appendix "B".</p>		
Actions	1. Authority be granted for the City to enter the Agreement with Branksome Hall for the City's acquisition of the Branksome Hall Lands from Branksome Hall, in exchange for the conveyance of the City Lands to Branksome Hall, substantially on the major terms and conditions set out herein, and on such other terms and conditions as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	<p>There are no financial implications resulting from this approval.</p> <p>City staff have determined that although the Branksome Hall lands are larger in area, the City Lands and the Branksome Hall Lands are of equivalent value and as such no consideration is passing on closing. Branksome Hall will be responsible for the registration costs, costs for survey and environmental work, any applicable HST and the Land Transfer Tax payable on closing.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p> <p>There is no financial impact.</p>		
Background	The Property was not acquired through expropriation proceedings.		
Comments	<p>Branksome Hall expressed interest in acquiring title and ownership of the City Lands in exchange for the conveyance of the Branksome Hall Lands to the City. The City wishes to acquire title and ownership of the Branksome Hall Lands to expand its open space lands in the area. This is a mutually beneficial land exchange which will provide the City with a more regularized parcel of land suitable to expand upon its existing parkland, in return, Branksome Hall will be acquiring a parcel of land, which Branksome Hall is currently licensing from the City for recreational purposes.</p> <p>Pursuant to DAF 2025-045, approved on October 29, 2025, the City Lands were declared surplus with the intended manner of disposal being by way of an exchange of land with Branksome Hall for the Branksome Hall Lands. The City Lands are designated as Natural Areas, within the category of Parks and Open Space Areas in the Official Plan. The Official Plan does not allow sale or disposal of City owned lands within Parks and Open Space Areas. However, these lands may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.</p> <p>The Chief Planner and Executive of City Planning and the General Manager of Parks and Recreation have confirmed that the Branksome Hall Land being exchanged for the City Lands are (i) nearby land of equivalent or larger area, and (ii) of comparable or superior greenspace utility. City Planning staff have advised that the proposed exchange of land meets the requirements of policy 4.3.8 of the Official Plan.</p> <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether there is any municipal interest in retaining the City Lands. No municipal interest was expressed. Staff of the Housing Secretariat has determined that there is no interest in the City Lands for affordable housing.</p> <p>The Technical Review Committee has reviewed this matter and concur.</p>		

Property Details	Ward:	11- University Rosedale
	Assessment Roll No.:	
	Approximate Size:	Irregular
	Approximate Area:	City Lands – approximately 111.2 m ² (1,196.95 ft ²) Branksome Hall Lands – approximately 245 m ² (2,637.16 ft ²)
	Other Information:	

Revised: January, 2025

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to more senior positions.	Delegated to more senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	<input checked="" type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million. <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.
	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$50,000. Delegated to more senior positions.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner

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| | | <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
<input type="checkbox"/> (j) Documentation relating to Land Titles applications
<input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds |
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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:	Diane Saxe				Councillor:				
Contact Name:	Andrew Greene / Tasneem Tahrin				Contact Name:				
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other		
Comments:	Informed via e-mail July 30,2025				Comments:				

Consultation with Divisions and/or Agencies

Division:	Parks & Recreation	Division:	Financial Planning
Contact Name:	Zoi De La Pena	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred

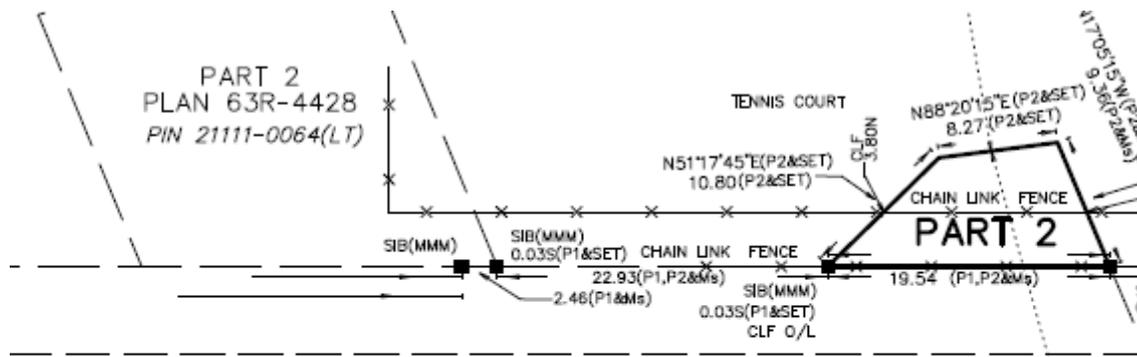
Legal Services Division Contact

Contact Name:	Finuzza Mongiovi
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DAF Tracking No.: 2025-326	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott-Brown		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services	Nov. 3, 2025	Signed by Josie Lee
<input type="checkbox"/> Approved by: Josie Lee		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Nov 6, 2025	Signed by Alison Folosea

Appendix "A"

Land Currently Owned by the City ("Part 2")



PART 1, PLAN 64R-16085
WIDENING BY METROPOLITAN TORONTO BY LAW No. 362, INST. N
E VALLEY ROAD
RESUMED BY METROPOLITAN TORONTO BY-LAW 31 AS AMENDED BY METROPOLITAN TORONTO



Appendix "B"

Lands Currently Owned by Branksome Hall ("Part 1")

