DELEGATED APPROVAL FORM

DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-283

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:	August 12, 2026	Phone No.:	416-392-1857

Purpose

To obtain authority to acquire the property municipally known as 2705 Lake Shore Boulevard West, Toronto, from Duc Hoa Leo Tran (the "Owner"), for the purpose of developing a new park.

Property

The property municipally known as 2705 Lake Shore Blvd West, legally described as PCL 553-1, SEC M76 ; PT LT 553, PL M76, WLY 20 ft from front to rear; PT LT 554, PL M76, ELY 15 ft from front to rear; on the s/s of Lake Shore Rd; Etobicoke, City Of Toronto, being all of PIN 07612-0114 (LT) (the "Property"), as shown on the Location Map in Appendix "B".

Actions

1. Authority be granted to accept an offer from the Owner to sell the Property to the City (the "Offer") for the sum of $2,050,000.00, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

Financial Impact

The following costs will be incurred by the City in connection with the Agreement:

1. Purchase Price - $2,050,000.00
2. Land Transfer Tax (Provincial) $37,475.00
3. Search and Registration Costs - $500.00 (approximately)
4. Cost of environmental report - $3,450.00
5. Cost of demolition and base park improvements - $350,000 (approximately)

Funding for these costs totaling approximately $2,441,425.00 is available in the 2026-2035 Capital Budget and Plan for Parks and Recreation under Parkland Acquisition capital project account (CPR300-69).

Funding associated with park design and construction beyond a base park condition will be requested through future year budget process for consideration.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments

The acquisition of the Property supports the implementation of the Council-approved Parkland Strategy. Specifically, pursuing lands for the purpose of parkland, like the Property, implements the 'expand' principle from the strategy, which aims to create new parks to support growth, ensuring an effective parks system. This property is within an area of low Parkland Provision and, while it is not within a Parkland Need area, it would serve an area of Parkland Need to the west. This property is in a priority area for parkland acquisition along the Etobicoke waterfront, as directed by Etobicoke York Community Council through 2021.EY22.26. Along with a recent acquisition at 2707 Lake Shore Blvd W and planned acquisition at 1 Sand Beach Rd, the acquisition of this site would expand Sand Beach Road Parkette to the west. Specific Park programming opportunities will be determined through further analysis and including community consultation.

There is a building on the Property which will be demolished with an estimated demolition in 2027.

Funds for park development beyond base park condition for the entire expansion area will be included as part of a future capital budgeting process for consideration.

The Offer is considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out in Appendix "A".

Terms

See Appendix "A"

Property Details

Ward:	3 – Etobicoke-Lakeshore
Assessment Roll No.:	1919051750018000000
Approximate Size:	10.668 m x 60.96 m ± (35 ft x 200 ft ±)
Approximate Area:	647.497 m^2 ± (6969.6 ft^2 ±)
Other Information:	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	[X] Where total compensation does not exceed $3 Million.	[ ] Where total compensation does not exceed $5 Million.
2A. Expropriations Where City is Expropriating Authority:	[ ] Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $3 Million.	[ ] Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	[ ] **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $3 Million. **Request/waive hearings of necessity delegated to less senior positions.**	[ ] **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $5 Million. **Request/waive hearings of necessity delegated to less senior positions.**
3. Issuance of RFPs/REOIs:	[ ] Issuance of RFPs/REOIs.	[ ] Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	[ ] Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	[ ] Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	[ ] Transfer of Operational Management to Divisions, Agencies and Corporations.	[ ] Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	[ ] Where total compensation does not exceed $3 Million.	[ ] Where total compensation does not exceed $5 Million.
7. Disposals (including Leases of 21 years or more):	[ ] Where total compensation does not exceed $3 Million.	[ ] Where total compensation does not exceed $5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	[ ] Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	[ ] Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	[ ] **(a)** Where total compensation (including options/ renewals) does not exceed $3 Million. [ ] **(b)** Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. **Delegated to a more senior position.**	[ ] **(a)** Where total compensation (including options/ renewals) does not exceed $5 Million. [ ] **(b)** Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. [ ] **(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.
10. Leases/Licences (City as Tenant/Licensee):	[ ] Where total compensation (including options/ renewals) does not exceed $3 Million.	[ ] Where total compensation (including options/ renewals) does not exceed $5 Million.
11. Easements (City as Grantor):	[ ] **(a)** Where total compensation does not exceed $3 Million. [ ] **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.	[ ] **(a)** Where total compensation does not exceed $5 Million. [ ] **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	[ ] Where total compensation does not exceed $3 Million.	[ ] Where total compensation does not exceed $5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	[ ] Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	[ ] Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	[ ] **(a)** Approvals, Consents, Notices and Assignments under all Leases/Licences [ ] **(b)** Releases/Discharges [ ] **(c)** Surrenders/Abandonments [ ] **(d)** Enforcements/Terminations [ ] **(e)** Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates [ ] **(f)** Objections/Waivers/Cautions [ ] **(g)** Notices of Lease and Sublease [ ] **(h)** Consent to regulatory applications by City, as owner [ ] **(i)** Consent to assignment of Agreement of Purchase/Sale; Direction re Title [ ] **(j)** Documentation relating to Land Titles applications [ ] **(k)** Correcting/Quit Claim Transfer/Deeds	[ ] **(a)** Approvals, Consents, Notices and Assignments under all Leases/Licences [ ] **(b)** Releases/Discharges [ ] **(c)** Surrenders/Abandonments [ ] **(d)** Enforcements/Terminations [ ] **(e)** Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates [ ] **(f)** Objections/Waivers/Cautions [ ] **(g)** Notices of Lease and Sublease [ ] **(h)** Consent to regulatory applications by City, as owner [ ] **(i)** Consent to assignment of Agreement of Purchase/Sale; Direction re Title [ ] **(j)** Documentation relating to Land Titles applications [ ] **(k)** Correcting/Quit Claim Transfer/Deeds

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			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Amber Morley	Councillor:	
Contact Name:	Asli Mumin	Contact Name:	
Contacted by:	[ ] Phone [X] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	No Objection	Comments:	
Consultation with Divisions and/or Agencies			
Division:	**Parks and Recreation**	Division:	**Financial Planning**
Contact Name:	Olivia Fortenbacher/Teresa Liu	Contact Name:	Karen Liu
Comments:	Concurs	Comments:	concurs
Legal Services Division Contact			
Contact Name:	**Chris Cieslik**		

DAF Tracking No.: 2026-283	**Date**	**Signature**
Recommended by: Manager, Real Estate Services Josie Lee	August 21, 2026	Signed By Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	August 25, 2026	Signed By Alison Folosea
[ ] **Recommended by:** **Executive Director, Corporate Real Estate Management** [X] **Approved by:** **Patrick Matozzo**	August 25, 2026	Signed By Patrick Matozzo
[ ] **Approved by:** **Interim Deputy City Manager, Corporate Services** **Sonia Brar**		X

Appendix "A"

Major Terms and Conditions

Irrevocable Period: 10 Business Days after the execution of the Offer by the Vendor

Purchase Price: $2,050,000.00

Deposit: $102,500.00

Due Diligence: 60 days after the date upon which this Offer is executed by the City, subject to an extension, with notice to the Vendor prior to the expiry of the Due Diligence Period, for a period not exceeding 60 days past the expiry date of the Due Diligence Period.

Closing Date: Shall be the Business Day next following 30 days after the delivery of a Notice of Waiver or Notice of Satisfaction in connection with the Due Diligence Condition or on a mutually agreeable date confirmed by the Parties' solicitors in writing.

Vacant Possession: on Closing

Debris Removal: prior to the 15th Business Day before the Closing Date, at the Vendor's sole expense

Insurance: All buildings on the Property and all other things being purchased shall be and remain until Closing at the risk of the Vendor.

Appendix "B"

Location Map

