

Appendix "D"  
General Conditions

- (a) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (b) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved current budget, or is available in uncommitted reserve/reserve funds, where the acquisition satisfies the eligibility requirements of the reserve/reserve funds.
- (c) Property interests are to be based on appraised value.
- (d) Authority to acquire property is conditional upon provision being made for bringing the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose.
- (e) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, third party claims, etc, but exclusive of any applicable taxes and registration costs.
- (f) Total compensation in leases where the City is the tenant includes the value of any tenant improvements to be paid by the City.
- (g) Where options/renewals are included in leases, if the renewal rent is to be determined at a date later than the original approval date, total compensation is to be calculated as though all options are exercised, estimating the renewal rent based on the highest rent payable in the first term of the lease.
- (h) Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated authority.
- (i) Authority for amendments within the parameters of the delegated authority, the cumulative total of which may not exceed the delegated financial limit, is included.
- (j) Authority for all documents necessary to implement the authority, on terms and conditions satisfactory to the Chief Corporate Officer, in consultation with the relevant operating Division(s), is included.

- (k) Staff positions and Committee names referred to in this delegation include successors from time to time.
  
- (l) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
  
- (m) Where approving power has been delegated to Staff, the Chief Corporate Officer, in consultation with the applicable Deputy City Manager or the City Manager, may determine that such matter is of such special interest that same should be returned to the Government Management Committee and Council for consideration and determination.