

**DELEGATED APPROVAL FORM  
CHIEF CORPORATE OFFICER  
DIRECTOR OF REAL ESTATE SERVICES**

TRACKING NO.: 2015-110

- Approved pursuant to the Delegated Authority contained in Executive Committee Item EX43.7 entitled "**Delegation of Authority in Certain Real Estate Matters**" adopted by City Council on May 11 and 12, 2010 (City Council confirmatory By-law No. 532-2010, enacted on May 12, 2010), as amended by GM24.9 entitled "**Minor Amendments to Delegation of Authority in Certain Real Estate Matters**" adopted by City Council on October 8, 9, 10 and 11, 2013 (City Council confirmatory By-Law No. 1234-2013 enacted October 11, 2013), as amended by DAF 2013-307 and DAF 2014-087.
- Approved pursuant to the Delegated Authority contained in Executive Committee Item EX33.44 entitled "**Union Station Revitalization Implementation and Head Lessee Selection**" adopted by City Council on August 5 and 6, 2009. City Council confirmatory By-law No. 749-2009, enacted on August 6, 2009.

Prepared By:	Yaz Rabadi	Division:	Real Estate Services
Date Prepared:	May 21, 2015	Phone No.:	(416) 392-8159

<b>Purpose</b>	To authorize the sale of the City-owned parcel of vacant land located between 81 and 87 Parkview Hill Crescent, subject to an easement in favour of the City of Toronto over the entire property for sewer purposes. Negotiations with an abutting property owner, Vince Cornacchia and Wendy Cornacchia, have resulted in an Offer to Purchase that is being recommended for acceptance.														
<b>Property</b>	Vacant land between 81 and 87 Parkview Hill Crescent, being part of Lot 5, Plan 3539 East York as in Instrument No. EY58342, except the easement therein; Toronto (East York), City of Toronto, being all of PIN 10372-1032 in Land Titles Division, shown as Part 1 on Sketch No. PS-2013-054 attached hereto as Appendix "A" (the "Property").														
<b>Actions</b>	<ol style="list-style-type: none"> <li>The City accept the Offer to Purchase from Vince Cornacchia and Wendy Cornacchia to purchase the Property for the sum of \$20,000.00, subject to the retention of an easement in favour of Toronto Water for existing sewer purposes, substantially on the terms and conditions outlined herein and on such further and other terms as may be acceptable to the Director of Real Estate Services.</li> <li>A portion of the proceeds of closing be directed to fund the outstanding expenses related to the completion of the sale transaction.</li> <li>The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.</li> <li>The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.</li> </ol>														
<b>Financial Impact</b>	Revenue in the amount \$20,000.00 (net of HST), less closing costs and the usual adjustments, will be contributed to the Land Acquisition Reserve Fund (XR1012). The Deputy City Manager and Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.														
<b>Comments</b>	<p>In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Property was declared surplus by DAF 2014-029, with the intended manner of disposal to be by way of an invitation of an Offer to Purchase from the adjoining owner at 87 Parkview Hill Crescent. The adjacent owners of 81 Parkview Hill Crescent advised they were not interested in acquiring the property.</p> <p>All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with. The Property will form part of the property municipally known as 87 Parkview Hill Crescent.</p> <p>Negotiations have taken place between the City and the abutting property owners of 87 Parkview Hill Crescent, Vince Cornacchia and Wendy Cornacchia, for the sale of the Property. The Offer to Purchase submitted by Vince Cornacchia and Wendy Cornacchia in the amount of \$20,000.00 (plus HST if applicable) is being recommended for acceptance. The terms for completing the transaction as set out herein are considered fair, reasonable and reflective of market value.</p>														
<b>Terms</b>	<table> <tr> <td>Purchase Price:</td> <td>\$20,000.00 (plus HST, if applicable)</td> </tr> <tr> <td>Deposit:</td> <td>\$2,000.00 (Bank Draft)</td> </tr> <tr> <td>Irrevocable Date:</td> <td>June 19, 2015</td> </tr> <tr> <td>Due Diligence Period:</td> <td>30 days after the City accepts the Offer provided</td> </tr> <tr> <td>Closing Date:</td> <td>30 days after the expiry of the Due Diligence Period or such earlier or later time as the parties, through their solicitors, may agree upon</td> </tr> <tr> <td>Other:</td> <td>"As is". Balance of the purchase price shall be due on closing by certified cheque or bank draft, subject to the usual adjustments.</td> </tr> </table>			Purchase Price:	\$20,000.00 (plus HST, if applicable)	Deposit:	\$2,000.00 (Bank Draft)	Irrevocable Date:	June 19, 2015	Due Diligence Period:	30 days after the City accepts the Offer provided	Closing Date:	30 days after the expiry of the Due Diligence Period or such earlier or later time as the parties, through their solicitors, may agree upon	Other:	"As is". Balance of the purchase price shall be due on closing by certified cheque or bank draft, subject to the usual adjustments.
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<b>Property Details</b>	<b>Ward:</b>	31 – Beaches-East York
	<b>Assessment Roll No.:</b>	1906-01-4-030-14200
	<b>Approximate Size:</b>	20.9 m x 15.2 m ± (68.6 ft x 49.9 ft ±)
	<b>Approximate Area:</b>	158.9 m <sup>2</sup> ± (1,710.39 ft <sup>2</sup> ±)
	<b>Other Information:</b>	Vacant Land

A.	Director of Real Estate Services has approval authority for:	Chief Corporate Officer has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to ABCDs:</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 \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><b>Delegated to a more senior position.</b></p> <p><b>Delegated to a more senior position.</b></p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input checked="" type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million;</p> <p><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.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing road, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$500,000).</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/Estoppels/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 \$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"/> 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 ABCDs.</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 six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><b>Delegated to a less senior position.</b></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 may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$1 Million).</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/Estoppels/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. Chief Corporate Officer and Director of Real Estate Services each has signing authority on behalf of the City for:**

- 1. Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- 2. Expropriation Applications and Notices following Council approval of expropriation.
- 3. Documents required to implement the delegated approval exercised by him.

**Chief Corporate Officer also has approval authority for:**

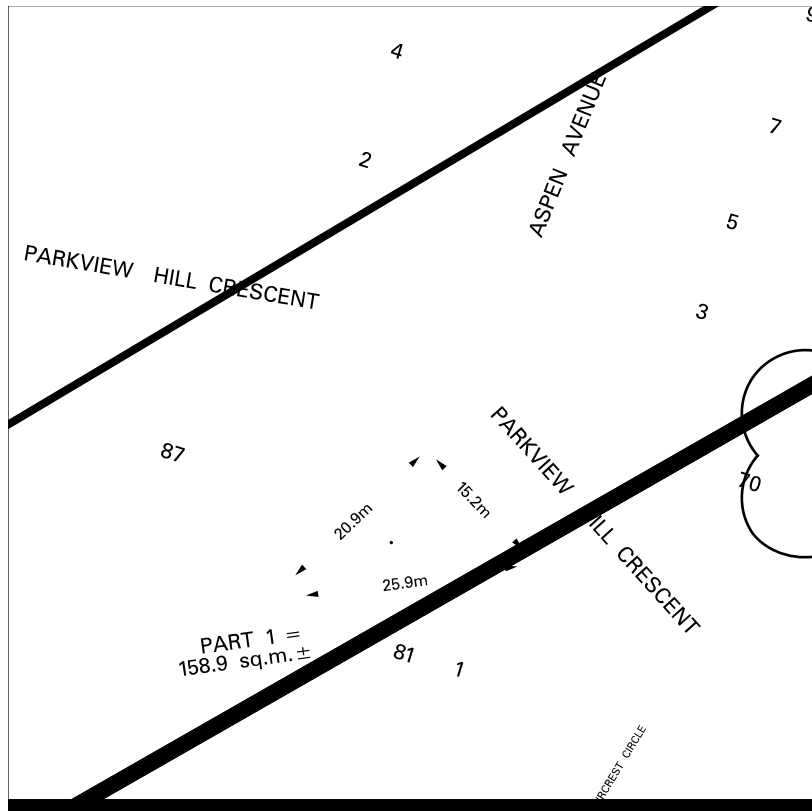
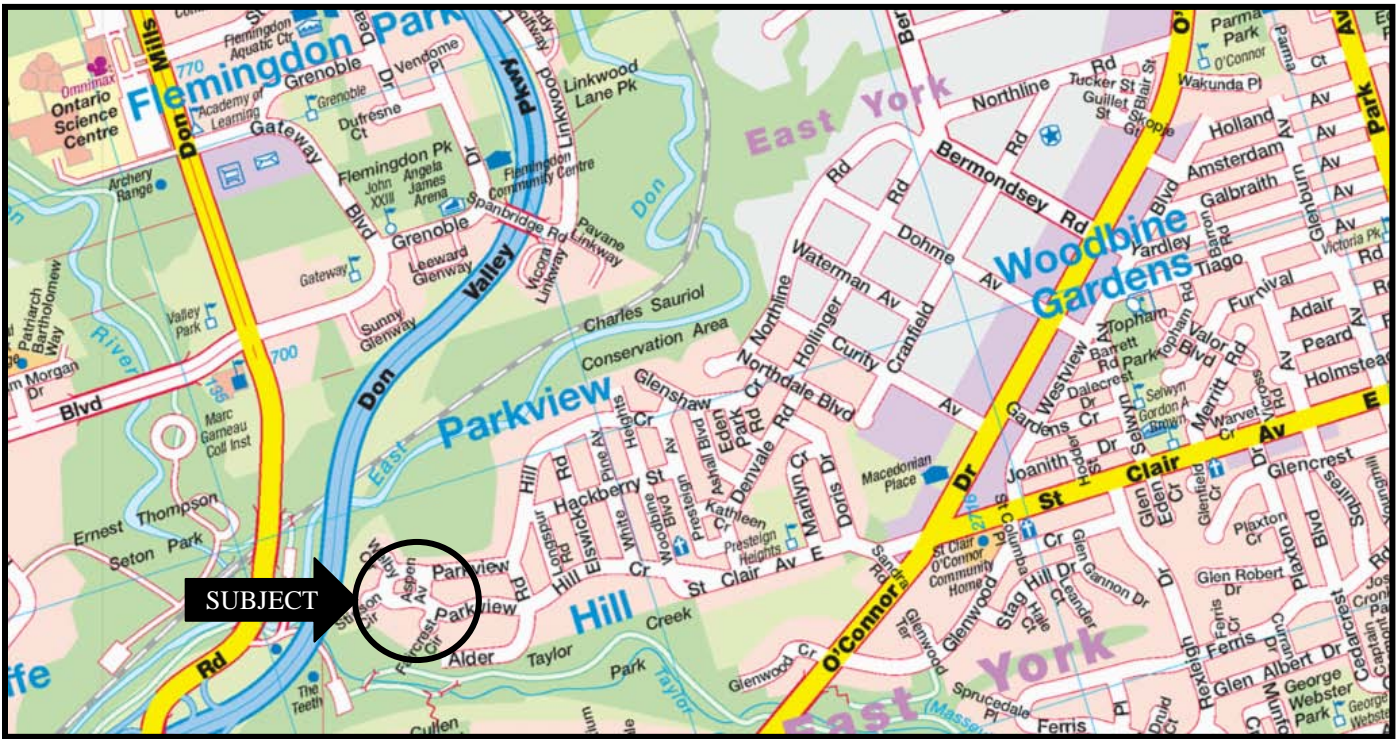
- Leases/licences/permits at Union Station during the Revitalization Period, if the rent/fee is at market value.

Consultation with Councillor(s)															
Councillor:	Councillor Davis					Councillor:									
Contact Name:	Jay Thiessen					Contact Name:									
Contacted by:	Phone	X	E-Mail		Memo		Other	Contacted by:	Phone		E-mail		Memo		Other
Comments:	Councillor has no comments.					Comments:									
Consultation with ABCDs															
Division:	Finance Planning					Division:									
Contact Name:	Anthony Ng					Contact Name:									
Comments:	No issues regarding Financial Impact					Comments:									
Legal Division Contact															
Contact Name:	Luxmen Aloysius														
DAF Tracking No.: 2015-110			Date			Signature									
Recommended by: Manager			May 28, 2015			Tasse Karakolis									
<input type="checkbox"/>	Recommended by: Director of Real Estate Services Joe Casali					May 29, 2015			Joe Casali						
<input checked="" type="checkbox"/>	Approved by:														
<input type="checkbox"/>	Approved by: Chief Corporate Officer Josie Scioli								X						

**General Conditions ("GC")**

- (a) The local Councillor (or local Councillors if the subject property is located on a ward boundary or if the transaction involves an exchange of properties in more than one ward), will be consulted prior to the exercise of delegated Approving Authority by staff for all Acquisitions, Disposals, Land Exchanges and Leases.
- (b) 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 relevant Committee and Council for consideration and determination.
- (c) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (d) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved budget [or funding is available from alternative sources].
- (e) Property interests are to be based on appraised value, and no interest shall be granted at less than market value unless otherwise specifically authorized.
- (f) Authority to approve transactions at less than market value is subject to statutory anti-bonusing provisions.
- (g) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, potential arbitration awards, loss claims, etc, but exclusive of any applicable taxes and registration costs.
- (h) Authority to acquire property is conditional upon provision being made to bring the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose.
- (i) Authority to initiate the permanent road closure process in **A.4** is conditional upon confirmation by the GM of Transportation Services that it is feasible to permanently close the highway.
- (j) Disposal authorities in **A.7** are subject to the property having been declared surplus, and the disposal policy complied with.
- (k) Land exchanges, except for those in **A.8**, may be authorized based on the delegated Approving Authority for Disposals in **A.7**.
- (l) Approving Authority with respect to land located in the Designated Waterfront Area is conditional upon the approval of the Director, Waterfront Secretariat.
- (m) Authority to approve an exchange of land in **A.8** is conditional upon confirmation by the Chief Planner and Executive Director, and the GM of Parks, Forestry & Recreation, that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.
- (n) Approving Authority in **A.9** Leases (City as Landlord) but not Licences (City as Licensor) is limited to periods (including options/renewals) of less than twenty-one (21) years.
- (o) Total compensation in leasing matters where the City is landlord (**A.9**) includes the value of tenant improvements if factored into tenant's rental payments.
- (p) Total compensation in leasing matters where the City is the tenant (**A.10**) includes the value of any tenant improvements to be paid by the City.
- (q) 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.
- (r) Total compensation in leasing matters where the City is landlord (**A.9**) or tenant (**A.10**) is to be calculated from the date of approval pursuant to this delegation (ie. first allowing for the expiry of any prior approvals, whether by Council or a delegated authority).
- (s) Approving Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated Approving Authority.
- (t) Approving Authority includes authority for amendments within the parameters of the delegated Approving Authority, the cumulative total of which may not exceed the delegated financial limit.
- (u) Where proposed additional amounts in **A.13** exceed 10 per cent of the original decision, even if otherwise in compliance with all other conditions, then approving authority is transferred upwards to the next more senior level of approving authority having the relevant overall financial limit.
- (v) Approving Authority includes authority for all documents necessary to implement the authority, on terms and conditions satisfactory to the Approving Authority, in consultation with the relevant operating Division(s).
- (w) Staff positions referred to in this delegation include successors from time to time.
- (x) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
- (y) Delegated signing authorities in **B** are conditional upon the documents having received the City Solicitor's prior "Approval as to Form".
- (z) This delegation does not affect sales, acquisitions and leases over which the Affordable Housing Committee has responsibility.
- (aa) Authority to use land acquired by the City for parking purposes by the Toronto Parking Authority is conditional upon Council enacting a by-law designating such use.
- (bb) All residential leasing documents shall adhere to the *Residential Tenancies Act* and any successor legislation.
- (cc) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years.

APPENDIX "A": LOCATION MAP & SKETCH



**TORONTO**  
TECHNICAL SERVICES DIVISION  
SURVEY & UTILITY MAPPING

NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE WARD 31 - BEACHES-EAST YORK  
PREPARED BY DWAYNE PITT DATE: MAY 23, 2013

PROPERTY INFORMATION SHEET  
CITY OWNED LAND BETWEEN  
NOS. 81 AND 87 PARKVIEW HILL CRESCENT

SKETCH No. PS-2013-054