

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

TRACKING NO.: 2015-073

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:	Joe Corigliano	Division:	Real Estate Services
Date Prepared:	March 17 <sup>th</sup> 2015	Phone No.:	392-1167

<b>Purpose</b>	To obtain authority to enter into a licence agreement (the "Licence Agreement") with the Toronto Waterfront Revitalization Corporation as licensor to acquire a license for the purpose of undertaking environmental investigations and borehole testing on parts of two properties, (firstly, 7 Queens Quay East, Toronto (the "Firstly Lands") and, secondly, as 333 Lake Shore Boulevard East, Toronto (the "Secondly Lands")), all as part of the City's due diligence for the design of the Don River and Central Waterfront Wet Weather Flow System Project (the "City's Project").
<b>Property</b>	Certain portions of the Firstly Lands and the Secondly Lands, both of which are legally described on Page 4 hereof. Those portions which are the subject of the Licence Agreement are shown at Schedule "A" hereto (collectively, the "Properties").
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority is granted for the City to enter into the Licence Agreement with the Toronto Waterfront Revitalization Corporation (the "Licensor") to acquire access to the Properties as part of the City's Project, on the terms and conditions set on Page 4 hereof and on any other or amended terms and conditions as may be determined as reasonably necessary by the Chief Corporate Officer (the "CCO") and in a form acceptable to the City Solicitor;</li> <li>2. Authority is granted to authorize the CCO or her designate to administer and manage the Licence Agreement including the provision of any consents, approvals, waivers, notices, and notices of termination, provided that the CCO may, at any time, refer consideration of such matters to City Council for its determination and direction;</li> <li>3. Authority is granted to authorize the City solicitor to complete the transaction on behalf of the City, including payment of any necessary expenses; and</li> <li>4. The appropriate City officials are authorized and directed to take the necessary action to give effect thereto.</li> </ol>
<b>Financial Impact</b>	The total cost to the City is Two Dollars (\$2.00) as consideration payable to the Licensor. The City shall be responsible for various costs for rehabilitating the Properties after the term of the Licence Agreement has expired, and for acquiring insurance. This amount will be charged to Toronto Water Capital Project account CWW480-01.  The Deputy City Manager and Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.
<b>Comments</b>	City staff approached the Toronto Waterfront Revitalization Corporation in December 2014 in order to obtain a licence within the Firstly Lands and the Secondly Lands in order to conduct a borehole investigation as part of the design for a City's Project. Black and Veatch Canada Ltd., the City's consultant, has retained Golder Associates Ltd. to conduct the borehole investigation. This investigation is necessary to assess how subsurface conditions affect the deep tunnel proposed on, or adjacent to, the subject sites as part of the City's Project.
<b>Terms</b>	<i>[See Page 4 for the terms of the Licence Agreement]</i>

<b>Property Details</b>	<b>Ward:</b>	28 – Toronto Centre- Rosedale
	<b>Assessment Roll No.:</b>	
	<b>Approximate Size:</b>	150 m <sup>2</sup> (7 Queen's Quay East) and 150 m <sup>2</sup> (333 Lakeshore Blvd East)
	<b>Approximate Area:</b>	
	<b>Other Information:</b>	

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 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 checked="" 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; 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>

**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:	P. McConnell					Councillor:									
Contact Name:	P. McConnell					Contact Name:									
Contacted by:	Phone	X	E-Mail		Memo		Other	Contacted by:	Phone		E-mail		Memo		Other
Comments:	Concurs					Comments:									
Consultation with ABCDs															
Division:	Engineering and Construction Services					Division:									
Contact Name:	Samantha Fraser					Contact Name:									
Comments:	Concurs					Comments:									
Legal Division Contact															
Contact Name:	Rebecca Hartley and Charlotte Harbell														
DAF Tracking No.: 2015-073			Date			Signature									
Recommended by: Manager Tim Park			March 18, 2015			Signed by Tim Park									
<input type="checkbox"/>	Recommended by: Director of Real Estate Services Joe Casali			March 19, 2015			Signed by Joe Casali								
<input checked="" type="checkbox"/>	Approved by:														
<input type="checkbox"/>	Approved by: Chief Corporate Officer Josie Scioli														

**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.

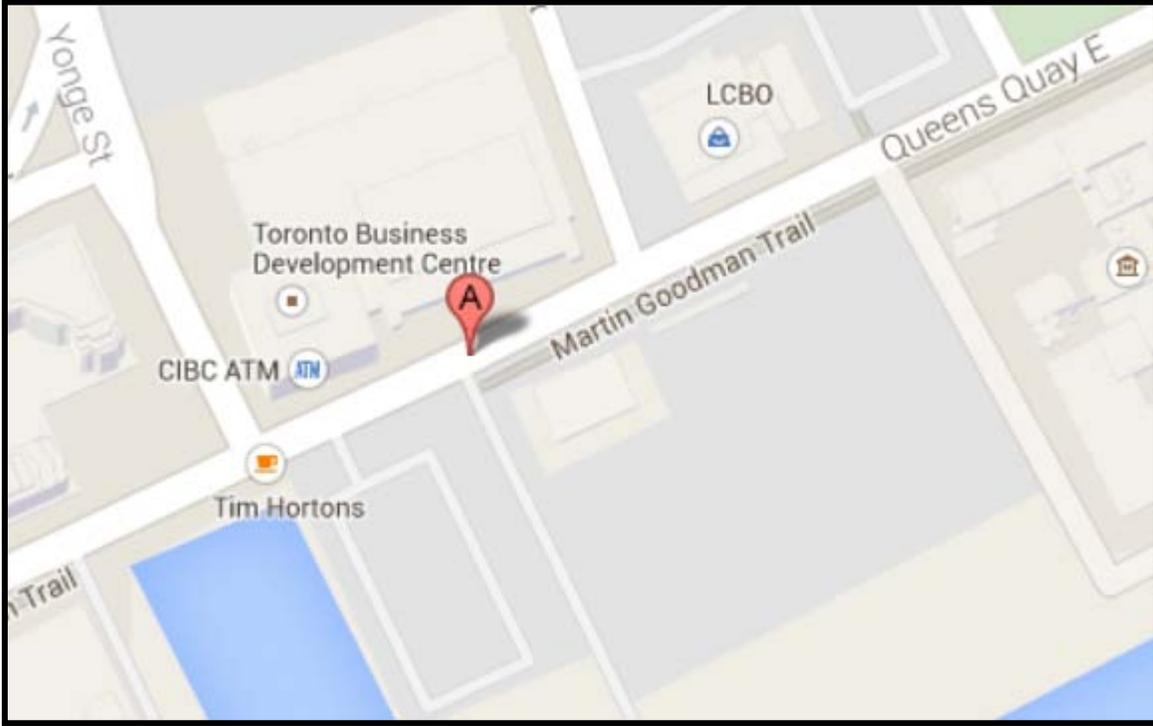
## TERMS

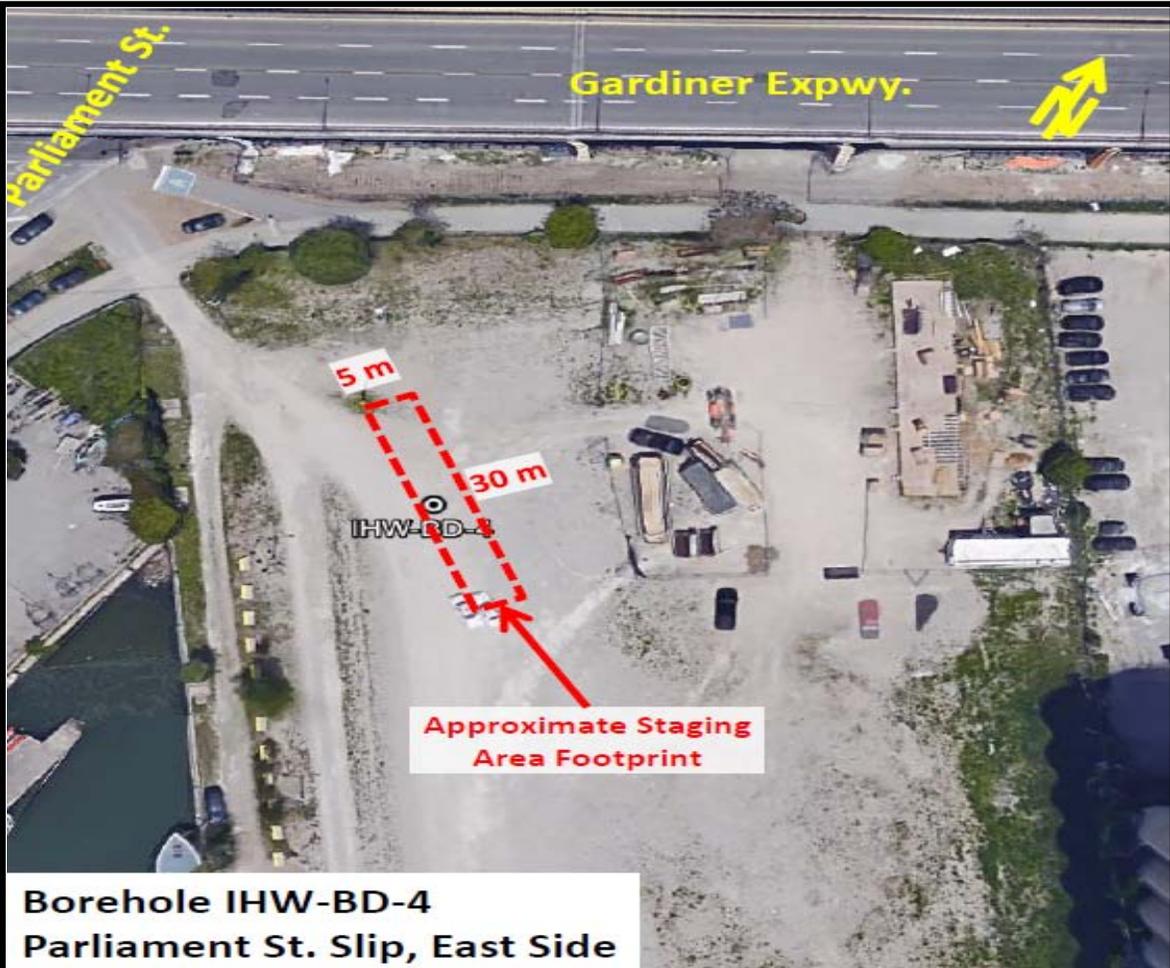
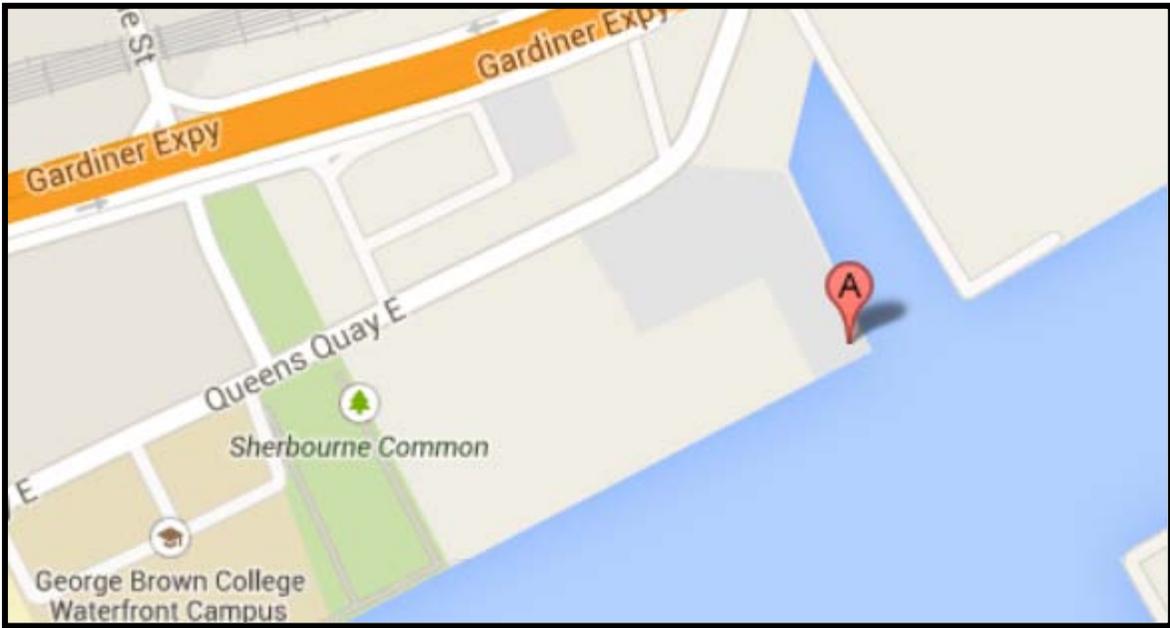
- Licensor:** Toronto Waterfront Revitalization Corporation
- Properties:** Portions of the following properties:
- Firstly Lands: Part of Lot 18, Plan 694E, Toronto as in Instrument No. CA176074; Subject to a Right as in Instrument No. ES62556; Toronto, City of Toronto being All of PIN 21384-0058 (LT), and
- Secondly Lands: Part of the Marsh Lands granted to the City of Toronto by the Ontario Government on May 18, 1880 and the Dominion Government on October 10, 1903; Part of 150 Foot Wide Road on Plan 159E Toronto as in Instrument No. CT674051; Together With and Subject To Instrument Nos. ES64127 and CT674051; Toronto (Description Amended 04/19/2002 by LR#12), City of Toronto being All of PIN 21384-0095 (LT),
- such portions being shown in Schedule "A" attached hereto.
- Use:** Environmental investigations and borehole testing as part of the City's due diligence for the design of the City's Project (the "City's Works").
- Term:** Commencing: the date the Licence Agreement is executed by the Licensor.  
Expiring: the date construction of the City's Project tunnels and associated connections and shafts is completed.
- Termination:** The CCO has the right to terminate the Licence Agreement upon giving 30 days written notice to the Licensor.
- Restoration:** Upon expiry or termination of the Licence Agreement, the City shall remove all fixture(s), equipment, structure and debris from the Properties arising from the City's Works and shall restore the Properties to as close as is practicable to their conditions immediately prior to the City's use of the Properties, at the City's sole cost and expense, all to the satisfaction of the Licensor, acting reasonably.
- Indemnity:** The City shall indemnify and save the Licensor harmless from and against all actions and claims brought against the Licensor, and all losses sustained by the Licensor, by reason of the City's Works or the City's occupation of the Properties, except to the extent caused and/or contributed by the negligence or misconduct of the Licensor.
- Release:** Upon restoration, the City shall be fully released from any liability relating to the Licence Agreement and the City's Works. The indemnifications made by the City survive the expiration or earlier termination of the Licence Agreement.

### Schedule "A"

### Location Maps: Address Location of Geotechnical Study

### 7 Queens Quay East





**Borehole IHW-BD-4  
Parliament St. Slip, East Side  
333 Lake Shore Blvd. E.  
(NOT TO SCALE)**