

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

TRACKING NO.: 2018-258

Approved pursuant to the Delegated Authority contained in Executive Committee Item EX27.12, as adopted by City Council on October 2, 3 and 4, 2017 or, where applicable, in Executive Committee Item EX28.8, as adopted by City Council on November 7, 8 and 9, 2017.

Prepared By:	Alma Agoviku	Division:	Real Estate Services
Date Prepared:	July 11, 2018	Phone No.:	416-392-7214

Purpose	To obtain authority to enter into a Permission to Enter/Licence Agreement (the " Agreement ") with 401 Richmond Ltd. (the " Licensor ") for a term of approximately three (3) months commencing on August 7, 2018 and ending November 4, 2018 to conduct environmental investigations including soil, air and water testing, and any other work necessary to complete the Phase I and Phase II Environmental Site Assessments (the " Work ") for a potential future parkland site.
Property	Part of the property municipally known as 401 Richmond Street West, Toronto (the " Property "), as shown on the site location map, attached hereto as Appendix "B", and outlined on the property survey dated September 4, 2015, attached hereto as Appendix "C" (the " Licensed Area ").
Actions	<ol style="list-style-type: none"> 1. Authority be granted for the City to enter into the Agreement with the Licensor, substantially on the terms and conditions outlined herein, and any such other or amended terms and conditions deemed appropriate by the Deputy City Manager, Internal Corporate Services (the "DCM"), and in a form acceptable to the City Solicitor. 2. The DCM, or his or her designate shall administer and manage the Agreement including the provision of any consents, amendments, approvals, waivers, notices, and notices of termination, provided that the DCM may, at any time, refer consideration of such matters to City Council for its determination and direction. 3. The City Solicitor is authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending and waiving terms and conditions, on such terms as he or she considers reasonable. 4. The appropriate City Officials are authorized and directed to take the necessary action to give effect thereto.
Financial Impact	<p>There is no financial impact to the City as a result of this approval.</p> <p>The Interim Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>
Comments	The latest Phase I and Phase II Environmental Site Assessments were completed in 2002 where traces of metals and inorganic parameters were found and now an up to date Phase I and Phase II Environmental Site Assessments are required to determine if the Licensed Area is suitable as a potential future parkland site.
Terms	See Major Terms and Conditions outlined on page 4.

Property Details	Ward:	Ward 20, Trinity/Spadina – Joe Cressy
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	Please refer to Appendix "C"
	Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOIs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions and Agencies:</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 & Parks & Open Space Areas of Official Plan: N/A</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 \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</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><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to a more senior position.</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><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 \$1 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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 roads, 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 subject to General Condition (u)).</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/Caution</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. 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 he or she also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Manager, Acquisitions & Expropriations is only Manager 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 Deputy City Manager, Internal Corporal Services and any related documents.

Consultation with Councillor(s)									
Councillor:	Joe Cressy				Councillor:				
Contact Name:	Brent Gilliard				Contact Name:				
Contacted by:	<input checked="" type="checkbox"/>	Phone	<input checked="" type="checkbox"/>	E-Mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	
Comments:	Concur				Comments:				
Consultation with Divisions and/or Agencies									
Division:	Parks, Forestry & Recreation				Division:	Financial Planning			
Contact Name:	Dessislava Simova				Contact Name:	Patricia Libardo			
Comments:	Concur				Comments:	Concur			
Legal Division Contact									
Contact Name:	Gloria Lee								

DAF Tracking No.: 2018- 258	Date	Signature
Recommended by:		
<input checked="" type="checkbox"/> Concurrence by: Manager, RES (Daran Somas)	Aug 1, 2018	Signed By: Daran Somas
<input checked="" type="checkbox"/> Approved by: Manager, RES (Tim Park)	Aug 1, 2018	Signed By: Tim Park
<input type="checkbox"/> Approved by: Director, Real Estate Services David Jollimore		

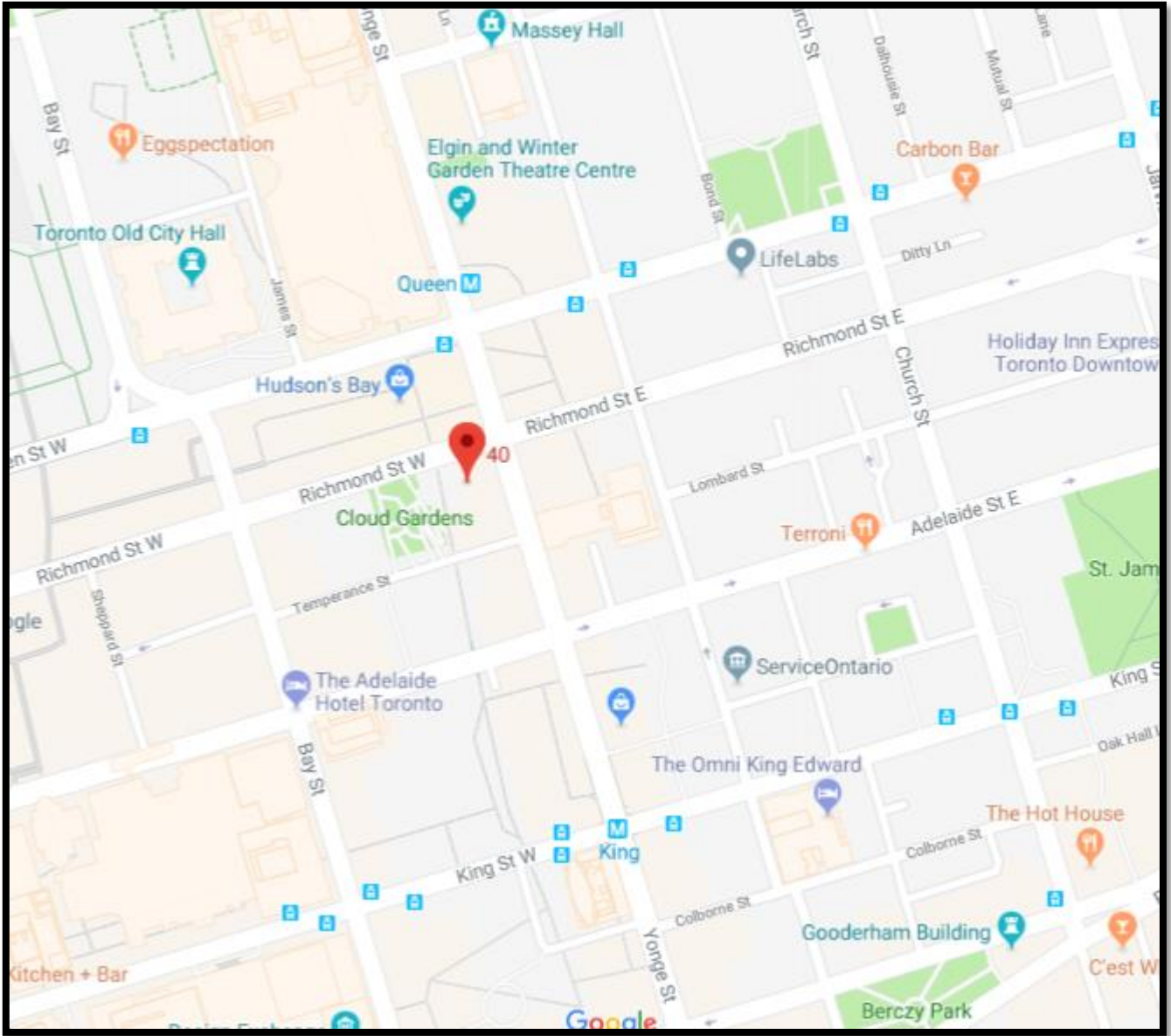
General Conditions ("GC")

- (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. In the event of a vacancy in the Ward in which the subject property is located, the Mayor's office shall be consulted in the alternative.
- (b) Where approving power has been delegated to staff, the Deputy City Manager, Internal Corporate Services, in consultation with any other 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 being available from third party sources, except for "Strategic Property Acquisitions" as set out in EX44.22 adopted by Council August 25, 26, 27 and 28, 2014, which identifies alternative funding mechanisms subject to additional approval requirements.
- (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, except for property acquisitions of 50M² or less for transit shelter purposes.
- (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 as defined in the *Toronto Waterfront Revitalization Corporation Act, 2002* 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 of City Planning, 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, as leases of 21 years or more may be authorized based on the delegated Approving Authority for disposals in **A.7**.
- (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, including ancillary agreements, 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) 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.
- (aa) All residential leasing documents shall adhere to the *Residential Tenancies Act, 2006* and any successor legislation.
- (bb) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years and total compensation in residential leasing matters where the City is landlord is to be calculated based on an assumed term of ten years unless the lease term expressly identified therein is longer.
- (cc) Where Approving Authority has been delegated to the Manager level, such authority shall be conditional upon the Manager first having secured the written concurrence of a second Manager within the Real Estate Services Division.

APPENDIX "A"
MAJOR TERMS AND CONDITIONS

- Licensor:** 401 Richmond Ltd. ("**Licensor**")
- Licensee:** City of Toronto (the "**City**")
- Licensed Area:** Part of the property municipally known as 401 Richmond Street West, Toronto (the "**Property**"), as shown on the site location map, attached hereto as Appendix "B", and outlined on the property survey dated September 4, 2015, attached hereto as Appendix "C" (the "**Licensed Area**").
- Term:** Three (3) months commencing on August 7, 2018 and expiring on November 4, 2018.
- Use:** To conduct environmental investigations including soil, air and water testing, and any other work necessary to complete the Phase I and Phase II Environmental Site Assessments.
- Indemnity:** The City shall indemnify and save the Licensor harmless from and against costs, expenses, claims, and demands brought against the Licensor in respect of loss, damage or injury to persons or property, arising directly out of the carrying out of the Work upon the Licensed Area by the City and its Representatives during the Term, except to the extent caused and/or contributed to by the negligence or willful misconduct of the Licensor.
- Costs:** Nominal consideration.
- Restoration:** The City shall remove all equipment and debris it brought upon the Licensed Area.
- Insurance:** Comprehensive General Liability not less than two million dollars (\$2,000,000.00) per occurrence.

APPENDIX "B" Site Location Map



APPENDIX "C" Property Survey

9-1B-CITY

PLAN OF SURVEY INTO POSSESSION OF
 PART OF BLOCK 1, ADJOINING THE
 MILITARY RESERVE
 LOT 1, SOUTH SIDE OF CATHERINE STREET
 REGISTERED PLAN M-254
 LOTS 8 AND 9
 REGISTERED PLAN 1B
 CITY OF TORONTO
 SCALE 1 : 250

SPRINKLER, WALK, HOISTING & ESCAPE LIMITED
 CIVILIAN LAND SURVEYORS

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ELEVATION NOTE
 ALL ELEVATIONS ARE TO THE MEAN SEA LEVEL DATUM
 ESTABLISHED BY THE CANADIAN SURVEYING INSTITUTE IN 1985
 UNLESS OTHERWISE SPECIFIED

UNDERGROUND SERVICES
 ALL UNDERGROUND SERVICES ARE SHOWN AS APPROXIMATE
 LOCATIONS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE
 OF THE EXACT LOCATION OR DEPTH OF ANY SERVICE
 UNLESS OTHERWISE SPECIFIED

BEARING NOTE
 ALL BEARINGS ARE TO THE TRUE MERIDIAN
 UNLESS OTHERWISE SPECIFIED

LEGEND
 BOUNDARY LINE
 EASEMENT
 EGRESS
 ESCAPE ROUTE
 HOISTING
 SPRINKLER
 WALK

SURVEYOR'S COMMENT
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
 SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE
 REGULATION, R.R.O. 1990, CHAPTER 1213

DATE: SEPTEMBER 1, 2014

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