

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

**TRACKING NO.: 2019-038**

Approved pursuant to the Delegated Authority contained in Item EX27.12, as adopted by City Council on October 2, 3 & 4, 2017, as amended by Item GM27.12, adopted by City Council on May 22, 23 & 24, 2018 or, where applicable, in Item EX28.8, as adopted by City Council on November 7, 8 & 9, 2017.

Prepared By:	Owen Bartley	Division:	Real Estate Services
Date Prepared:	February 5, 2019	Phone No.:	(416) 338-1297

<b>Purpose</b>	To obtain authority to enter into an agreement to purchase (the "Agreement") the forfeited corporate property located at the northwest corner of 1251 Bridletowne Circle from Her Majesty The Queen In Right Of Ontario As Represented By The Minister Of Government And Consumer Services (the "Vendor") to include in adjacent City-owned lands to be developed as a community hub.
<b>Property</b>	The subject property is adjacent to the property known municipally as 1251 Bridletowne Circle situated on the southeast side of Bridletowne Circle, south of Sydenham Ct. The property is southeast of Warden Ave and Finch Ave East. The subject property, being PIN 06114-0049 (LT) is shown on Location Map, attached hereto as Appendix "B1" and more particularly defined as shown by Appendix "B2" (the "Property").
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority is granted to execute the Agreement to acquire the Property on the terms and conditions outlined below, and on such other or amended terms and conditions as may be satisfactory to the Deputy City Manager, Corporate Services, and in a form acceptable to the City Solicitor.</li> <li>The Director of Real Estate Services, or their designate shall administer and manage the Agreement including the provision of any amendments, consents, approvals, waivers, notices, and notices of termination provided that the Director of Real Estate Services, at any time, may refer consideration of such matter to City Council for its determination and direction.</li> <li>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 of the Agreement including amending any dates, on such terms as the City Solicitor considers reasonable.</li> <li>The appropriate City Officials are authorized and directed to take the necessary action to give effect thereto.</li> </ol>
<b>Financial Impact</b>	<p>The total one-time estimated cost to the City of Toronto, to be incurred in 2019, is \$2.00, net of HST, plus (i) Vendor's closing costs which have been capped at \$3,894.00, net of HST and (ii) registration costs of approximately \$80.00.</p> <p>Funding is available in the 2019 Staff Recommended Capital Budget and Plan for Real Estate Services, subject to Council approval, under account number CCA194-03 – 1251.</p> <p>The Chief Financial Officer &amp; Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
<b>Comments</b>	The City previously acquired the land located at 1251 Bridletowne Circle from the Toronto District School Board for the purpose of creating the North Scarborough Community Hub ("NSCH") through Council Authority EX9.16 of September 21 and 22, 2011. The Property is directly adjacent to this City-owned land. Once acquired, the Property will form part of the NSCH property for development of the NSCH.
<b>Terms</b>	See Appendix "A" for Terms

<b>Property Details</b>	<b>Ward:</b>	22 – Scarborough-Agincourt
	<b>Assessment Roll No.:</b>	19-01-10-3-056-01505-0000-0
	<b>Approximate Size:</b>	yy m x yy m ± (yy ft x yy ft ±)
	<b>Approximate Area:</b>	260 m <sup>2</sup> ± (2,790 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input checked="" type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2. Expropriations:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
3. Issuance of RFPs/REOs:	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions and Agencies:	<b>Delegated to a more senior position.</b>	<b>Delegated to a more senior position.</b>
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.
	<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.	<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.
	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (u)).
14. Miscellaneous:	<b>Delegated to a more senior position.</b>	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences
		<input type="checkbox"/> (b) Releases/Discharges
		<input type="checkbox"/> (c) Surrenders/Abandonments
		<input type="checkbox"/> (d) Enforcements/Terminations
		<input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates
		<input type="checkbox"/> (f) Objections/Waivers/Caution
		<input type="checkbox"/> (g) Notices of Lease and Sublease
		<input type="checkbox"/> (h) Consent to regulatory applications by City, as owner
		<input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
		<input type="checkbox"/> (j) Documentation relating to Land Titles applications
		<input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

**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, Transaction Services 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, Corporate Services and any related documents.

Consultation with Councillor(s)												
Councillor:					Councillor:							
Contact Name:					Contact Name:							
Contacted by:		Phone	E-Mail	Memo	x	Other	Contacted by:		Phone	E-mail	Memo	Other
Comments:					Comments:							
Discussed directly with Tim Park January 30, 2019												
Consultation with Divisions and/or Agencies												
Division:					Division:							
Social Development, Finance & Administration					Financial Planning							
Contact Name:					Contact Name:							
Chris Brillinger, Executive Director					Mustufa Ghani							
Comments:					Comments:							
Consent obtained February 4, 2019					Consent obtained February 4, 2019							
Legal Division Contact												
Contact Name:					Rebecca Hartley							

DAF Tracking No.: 2019-038	Date	Signature
Concurred with by: <b>Manager, Real Estate Services Alex Schuler</b>	Feb. 6, 2019	Signed by Alex Schuler
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Tim Park</b>	Feb. 5, 2019	Signed by Tim Park
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: <b>Acting Director, Real Estate Services Nick Simos</b>		X

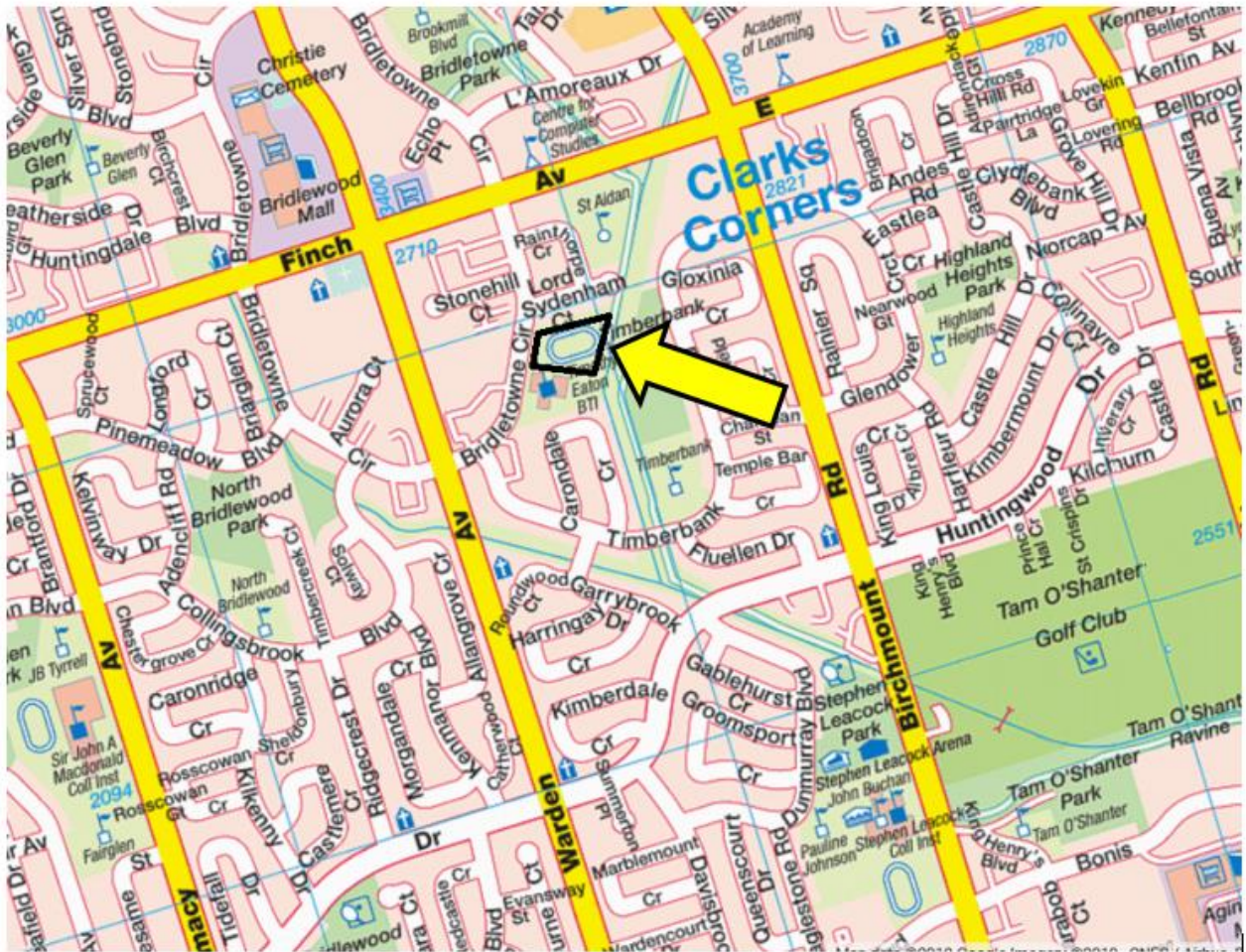
#### General Conditions ("GC")

- (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. 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, 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 50M<sup>2</sup> 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.
- (dd) Where the City is transacting with a public agency, and such agency requires that an unqualified environmental indemnity be granted by the City, the authority to acquire property includes authority to grant such an indemnity, provided that the Phase I and Phase II environmental site assessments undertaken on behalf of the City have identified no significant environmental impacts or human health threats, with no, or minor action required ("Low Risk").

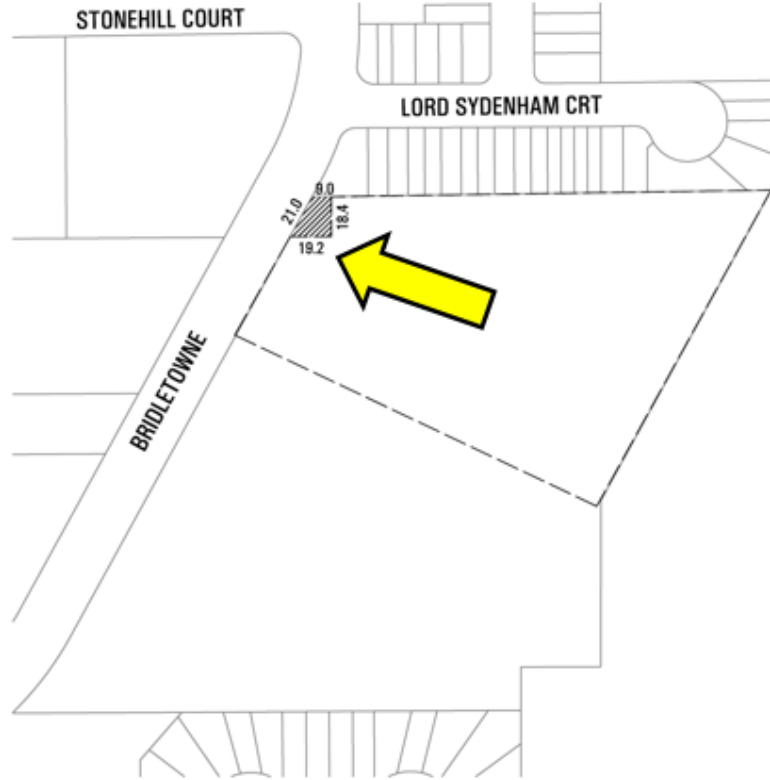
**Appendix "A" – Terms & Conditions**

Vendor:	Her Majesty The Queen In Right Of Ontario As Represented By The Minister Of Government And Consumer Services
Description of Property:	Parcel 32-13, Section S7, Part of Lot 32, Concession 3, Scarborough, designated as Part 2, Plan 66R-7469, Scarborough, City of Toronto, PIN 06114-0049 (LT).
Deposit:	Not Applicable
Purchase Price:	\$2.00 plus applicable HST
Due Diligence:	Property to be accepted in "as-is, where-is" condition.
Release:	<p>The City shall release the Vendor with respect to issues arising from state and quality of title, outstanding arrears or monies owing in relation to the Property, and the environmental condition of the Property.</p> <p>Additionally, the City shall be responsible for losses, claims, liabilities, etc. in connection with the state of repair of the Property, the state and quality of title, non-compliance with environmental law, orders issued by an Authority, and loss, damage, or injury caused as a result of the condition of the Property.</p>
Conflict of Interest:	The City shall provide a Statutory Declaration which indicates: (i) that the City and the Vendor are arm's length parties, (ii) to the best of the City's knowledge, there are no legal disputes respecting the Property; and (iii) to the best of the City's knowledge there are no conflicts respecting the purchase of the Property.
Vendor's Conditions:	The Vendor shall (i) obtain authority for the disposition of the Property; (ii) confirm all terms and conditions of the Agreement have been satisfied; (iii) confirm all City representations and warranties; and (iv) have received all City closing deliveries prior to completing the transaction contemplated by the Agreement.
Closing Date:	Fifteen (15) Business Days next following the date the Vendor approves and accepts the Agreement or as determined by the City Solicitor.
Expenses:	The City shall pay (i) its own legal costs and registration costs of approximately \$80.00; and (ii) Vendor disbursements and expenses relating to the sale of the Property to a maximum of \$3,894.00.
Vacant Possession:	The Vendor shall deliver vacant possession of the property upon closing.

Appendix "B1" – Approximate Location of Subject Property




### Appendix "B2" – Location of Subject Property



 **Toronto** City Planning Division  
**Escheated Lands**

**1251 Bridletowne Circle**  
File # 13 244451 ESC 02

 Subject Lands  Escheated Lands

 Not to Scale  
4/14/14