

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

**TRACKING NO.: 2019-123**

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:	Quang Pham	Division:	Real Estate Services
Date Prepared:	June 5, 2019	Phone No.:	(416) 392-7214

**Purpose**  
 To obtain authority for the City of Toronto (the "**City**") to enter into a licence agreement (the "**Agreement**") with Scala Residences Inc. (the "**Licensee**") to permit a crane to swing its boom over City-owned lands known as Villaways Park for twenty four (24) months (the "**Term**").

**Property**  
 The impacted area is 1952.00 square meters indicated by red and yellow on the plan attached hereto as Appendix "B" (the "**Licensed Premises**"), known municipally as 41 Adra Villaway, legally described as PT LT 17 CON 2 EYS TWP OF YORK PARTS 1 TO 8, 64R11442; S/T NY346575; TORONTO (N YORK), CITY OF TORONTO, being all of PIN 10058-0212 which abut the Project (hereinafter the "City Lands").

- Actions**
1. Authority be granted to enter into the Agreement between the City and the Licensee for the Licensed Premises, substantially on the terms and conditions outlined herein, and on such other amended terms as may be satisfactory to the Director of Real Estate Services, and in a form acceptable to the City Solicitor;
  2. The Director of Real Estate Services or his or her designate shall administer and manage the Agreement, including the provision of any consents, approvals, waivers, notices, and notices of termination provided that the Director of Real Estate Services may, at any time, refer consideration of such matter to City council for its determination and direction; and
  3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**Financial Impact**  
 The City will receive the amount of Three Hundred Thousand Dollars (\$300,000.00) plus any harmonized sales tax for the Term.  
 The Chief Financial Officer & Treasurer has reviewed this DAF and agrees with the financial impact information.

**Comments**  
 The crane is required for the Licensee to redevelop Toronto Community Housing Corporation's property and to construct mixed-use residential development on the site abutting City-owned Lands. The project is referred to as Scala Residences and is intended to replace the pre-existing TCHC units and create more residential units.  
 City Staff has reviewed the request and reached an agreement with the Licensee to provide the requested property rights in exchange for the consideration noted above. City staff agrees that the terms and consideration to be fair and reasonable to both parties based on market value of the property interest and terms of the Licence.

**Terms**  
 See Appendix "A".

<b>Property Details</b>	<b>Ward:</b>	Ward 17 – Don Valley North
	<b>Assessment Roll No.:</b>	19 08 113 520 001 50
	<b>Approximate Size:</b>	3.720 acres
	<b>Approximate Area:</b>	1952.00 m <sup>2</sup> ± (21,011.15 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 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"/> (b) Where compensation is less than market value, for periods not exceeding three (3) 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>	<input checked="" 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 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>
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. <b>Delegated to a more senior position.</b>	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million. <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, 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:	Shelley Carroll					Councillor:									
Contact Name:	Tom Gleason					Contact Name:									
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other	Contacted by:	Phone		E-mail		Memo		Other
Comments:	No objections (04-29-2019)					Comments:									
Consultation with Divisions and/or Agencies															
Division:	Parks, Forestry and Recreation					Division:	Financial Planning								
Contact Name:	Christina Iacovino					Contact Name:	Lauren Birch								
Comments:	Approved (05-31-2019)					Comments:	No objections (04-30-2019)								
Legal Division Contact															
Contact Name:	Vanessa Bacher														

DAF Tracking No.: 2019-123	Date	Signature
Concurred with by:		
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Daran Somas</b>	<b>June 7, 2019</b>	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Nick Simos</b>	<b>June 7, 2019</b>	Signed by Nick Simos

**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 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").

41 Villaway Park

## Appendix "A" – Terms & Conditions

- Commencement Date:** Upon execution of this Agreement by both parties (the "Commencement Date")
- Licensee:** Scala Residences Inc. who is acting as a bare trustee for the partnership. The partnership which comprise of 2329917 Ontario Limited and Leslie Nymark Development Corporation.
- Termination Date:** The Licence for the operation of the Construction Crane shall expire on the earlier of:
- (a) The last day of the twenty-fourth (24) month period immediately following the Commencement Date; or
  - (b) Termination of this Agreement upon default of any other Terms of the Agreement.
- License Fee:** Three Hundred Thousand Dollars (\$300,000.00) plus HST
- Insurance:** Comprehensive general liability insurance against all claims for bodily injury (including death) and for property damage in an amount of not less than \$20,000,000.00. The City shall also be named as an additional insured and shall provide for cross-liability.
- Terms and Conditions:** Provided that the Construction Crane, or any part thereof, is not carrying objects or materials, the Construction Crane shall be allowed to traverse, swing and/or pass through the Licensed Area.
- In the event that the Licensee wishes to encroach upon City Lands while the Construction Crane is carrying objects or materials, prior written consent of the City is required.
- The Construction Crane shall be erected, operated and dismantled in compliance with all applicable statutes, by-laws and regulations. The Licensee shall obtain all applicable permits, including from the City of Toronto's Transportation Service Division (for crane swing areas within public highways), and from Transport Canada and NAV Canada as applicable.
- The Licensee shall maintain records of inspection reports respecting the initial set-up and commissioning of the Construction Crane, the daily use of the Construction Crane, and confirming that its operation is in compliance with this Agreement.
- The Licensee shall instruct any third parties involved in the supply and operation of the Construction Crane, or any part thereof, to operate in accordance with all of the provisions
- The Licensee shall at all times keep and maintain in good repair, order and condition all parts of the Construction Crane, and any part of the crane which serves the Construction Crane. Any or all of the said maintenance work shall be carried out at the sole expense of the Licensee.
- The City reserves the right to make random inspections of the Construction Crane at any time without notice to the Licensee.
- The impacted area on City Lands is 1952 square meters as indicated in Appendix "B".

Appendix "B" – Licensed Premises (Shown in Red and Yellow)



41 Villaway Park

Appendix "C" – Location Map

