

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

TRACKING NO.: 2019-099

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:	Patricia Palmieri	Division:	Real Estate Services
Date Prepared:	March 25, 2019	Phone No.:	416-392-4829

<b>Purpose</b>	To obtain authority to accept the Offer to Sell to the City (the "Agreement") from Bill Boulougouris (the "Owner"), and acquire a portion in fee simple and permanent & temporary easements over part of 5 Strathmore Boulevard as part of the Toronto Transit Commission ("TTC") Donlands Station Second Exit Project (the "Project").												
<b>Property</b>	As described in Appendix "B" (the "Property").												
<b>Actions</b>	It is recommended that:												
	<ol style="list-style-type: none"> <li>1. Authority be granted for the City to accept the Agreement and acquire the Property from the Owner, substantially on the terms and conditions outlined herein and on such other or amended terms and conditions as may be acceptable to the Director of Real Estate and in a form satisfactory to the City Solicitor.</li> <li>2. 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 he or she considers reasonable.</li> <li>3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.</li> </ol>												
<b>Financial Impact</b>	<p>The total cost to the City for this acquisition is shown below:</p> <table border="0"> <tr> <td>Purchase price for the Property</td> <td align="right">\$114,136.62 (plus HST)</td> </tr> <tr> <td>Purchase price for the Temporary Easement Extension</td> <td align="right">\$1,527.36 (plus HST)</td> </tr> <tr> <td>Land Transfer Tax</td> <td align="right">\$881.64 (approximate)</td> </tr> <tr> <td>Registration Cost</td> <td align="right">\$128.80 (plus HST)</td> </tr> <tr> <td>Legal Expenses (Max.)</td> <td align="right">\$2,500.00 (inclusive of HST)</td> </tr> </table> <p>The total cost to the City is as follows: <span style="float: right;">\$119,174.42 (approximate plus HST where applicable)</span></p> <p>This will be funded from the 2019 Council Approved Capital Budget and 2020-2028 Capital Plan for the TTC within the Second Exit Project, under capital account CTT024.</p> <p>The Chief Financial Officer &amp; Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			Purchase price for the Property	\$114,136.62 (plus HST)	Purchase price for the Temporary Easement Extension	\$1,527.36 (plus HST)	Land Transfer Tax	\$881.64 (approximate)	Registration Cost	\$128.80 (plus HST)	Legal Expenses (Max.)	\$2,500.00 (inclusive of HST)
Purchase price for the Property	\$114,136.62 (plus HST)												
Purchase price for the Temporary Easement Extension	\$1,527.36 (plus HST)												
Land Transfer Tax	\$881.64 (approximate)												
Registration Cost	\$128.80 (plus HST)												
Legal Expenses (Max.)	\$2,500.00 (inclusive of HST)												
<b>Comments</b>	<p>The TTC is proposing to construct a new exit building at the rear of the Property, as shown on the Location Map in Appendix "A" and recommended by the Local Working Group and approved by the TTC Board at its February 21, 2017 meeting.</p> <p>The implementation of the second exit involves the construction of a new pedestrian pathway from the west end of the station platform to street level through a new exit building. At Donlands Station, this building will also function as an entrance to provide increased convenience to the local neighbourhood.</p> <p>Real Estate Staff have been negotiating with the Owner to acquire the Property Interest for the construction of the Project. A purchase price and all relevant terms and conditions of the Agreement have now been agreed.</p> <p>TTC staff have reviewed the terms and conditions of the Agreement and concur with proceeding. City staff consider the terms and conditions of the Agreement to be fair and reasonable and are recommending approval of the Agreement.</p>												
<b>Terms</b>	See Appendix "B"												

<b>Property Details</b>	<b>Ward:</b>	Ward 14 – Toronto-Danforth
	<b>Approximate Size:</b>	Irregular
	<b>Approximate Area:</b>	Fee Simple – 2.7 m <sup>2</sup> Permanent Easement – 41.3 m <sup>2</sup> Temporary Easement – 5.0 m <sup>2</sup>

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 checked="" 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):	N/A	
	<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 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:	Councillor Paula Fletcher					Councillor:				
Contact Name:	Susan Serran					Contact Name:				
Contacted by:	Phone	X	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	Concurs					Comments:				
Consultation with Divisions and/or Agencies										
Division:	Toronto Transit Commission (TTC)					Division:	Financial Planning			
Contact Name:	Pamela Kraft					Contact Name:	Lauren Birch			
Comments:	Concurs					Comments:	Concurs			
Legal Division Contact										
Contact Name:	Dale Mellor									

DAF Tracking No.: 2019-099	Date	Signature
Recommended by:		
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> <b>Daran Somas</b>	<b>April 4, 2019</b>	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Acting Director, Real Estate Services</b> <b>Nick Simos</b>	<b>April 4, 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.

Appendix "A" - Location Map



**Appendix "B"**

**Terms & Conditions – Offer to Sell to the City**

Vendor	Bill Boulougouris
Legal Description	<p><b>Fee Simple</b> Part of PIN 10535-0464 (LT) Part of Lot 21 Plan 417E Toronto; City of Toronto shown as Part 13 on the attached draft reference plan in Appendix "C"</p> <p><b>Permanent Easements</b> Part of PIN 10535-0464 (LT) Part of Lot 21 Plan 417E Toronto; Part of Lot 22 Plan 417E; T/W &amp; S/T CT933282; Toronto, City of Toronto shown as Parts 8, 9 and 12 on the attached draft reference plan in Appendix "C"</p> <p><b>Temporary Easement</b> Part of PIN: 10535-0464 (LT) Part of Lot 21 Plan 417E Toronto, Part of Lot 22 Plan 417E; T?W &amp; S?T CT933282; Toronto, City of Toronto shown as Parts 10 and 11 on the attached draft reference plan in Appendix "C"</p> <p>(collectively referred to as the "Property").</p>
Irrevocable Period	Shall be the period of time ending at 11:59pm on the business day next following 30 days after the Owner's execution of this Agreement
Due Diligence Period	Shall be the period of time ending at 11:59pm on the business day next following 90 days after the acceptance date. The date upon which the offer is executed by the City is referred to as the "Acceptance Date".
Closing Date	Shall be the business day next following 30 days after delivery of a Notice of Waiver or Notice of Satisfaction in connection with the Due Diligence Condition.



# Appendix "C"

