

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2021-075

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management
Date Prepared:	March 2, 2021	Phone No.:	(416) 338-1297

<b>Purpose</b>	To obtain authority to authorize the sale of the Property to RCG Islington 401 GP Inc., Islington 401 Equity Partners GP Inc., and 2527220 Ontario Inc. (collectively the "Purchaser") to be included in an adjacent commercial development.
<b>Property</b>	The land located at the southwest corner of Islington Avenue and Rexdale Boulevard, being a portion of each of Islington Avenue and Rexdale Boulevard, abutting 2200 Islington Avenue, also shown as Part 1 and Part 2 on Sketch No. PS-2019-023, (the "Property").
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to accept an offer from the Purchaser to purchase the Property (the "Offer") for the sum of \$3,341,000.00 plus HST, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.</li> <li>A portion of the proceeds of the sale be directed to fund any outstanding expenses related to the completion of the sale transaction.</li> </ol>
<b>Financial Impact</b>	<p>The City will receive revenue of \$3,341,000.00 (exclusive of HST and applicable taxes and fees), less closing costs and the usual adjustments expected to be paid to the City for the Property. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
<b>Comments</b>	<p>In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Property was declared surplus on January 21, 2020 (DAF 2020-218) with the intended manner of disposal to be by inviting an offer to purchase from the adjacent owner.</p> <p>All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.</p> <p>The City will commence procedures to enact a closing by-law after the Purchaser has re-aligned the intersection of Rexdale Boulevard and Islington Avenue to the satisfaction of the General Manager, Transportation Services.</p> <p>The proposed purchase price and other major terms and conditions of the Offer are considered to be fair, reasonable and reflective of market value.</p>
<b>Terms</b>	Refer to Appendix "A"

<b>Property Details</b>	<b>Ward:</b>	1 - Etobicoke North
	<b>Assessment Roll No.:</b>	Not assessed
	<b>Approximate Size:</b>	Irregular, approximately 142 m x 140 m ± (465.88 ft x 459.32 ft ±)
	<b>Approximate Area:</b>	6970.5 m <sup>2</sup> ± (75,029.84 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</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 \$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"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></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 Divisions, Agencies and Corporations.</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 twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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/Estoppel 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 \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></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 Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input checked="" type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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/Estoppel 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

**Pre-Condition to Approval**

Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

**Consultation with Councillor(s)**

Councillor:	Michael Ford	Councillor:	
Contact Name:	Jonathan Kent	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	No Concerns (03/02/2021)	Comments:	

**Consultation with Divisions and/or Agencies**

Division:		Division:	<b>Financial Planning</b>
Contact Name:		Contact Name:	Patricia Libardo
Comments:		Comments:	Revisions incorporated (03/01/2021)

**Legal Services Division Contact**

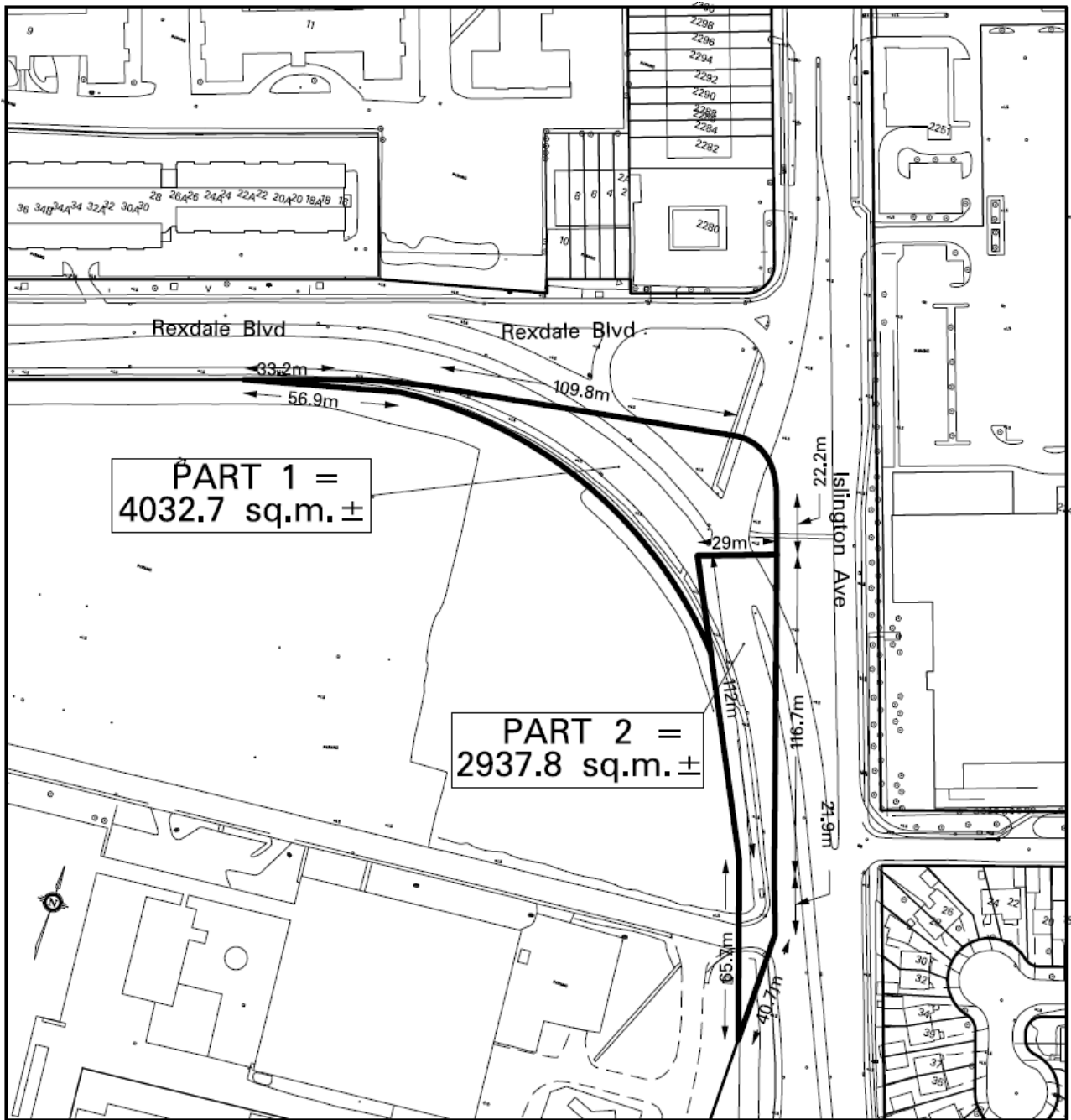
Contact Name:	<b>Vanessa Bacher</b>
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DAF Tracking No.: 2021-075	Date	Signature
Recommended by: Manager, Real Estate Services	Mar. 2, 2021	Signed by Melanie Hale-Carter
Recommended by: Director, Real Estate Services	Mar. 9, 2021	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: <b>Executive Director, Corporate Real Estate Management</b>	<b>Mar. 9, 2021</b>	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: <b>Patrick Matozzo</b>		
<input checked="" type="checkbox"/> Approved by: <b>Deputy City Manager, Corporate Services Josie Scioli</b>	<b>Mar. 9, 2021</b>	Signed by Josie Scioli

### Appendix "A" – Major Terms and Conditions

Purchaser:	RCG Islington 401 GP Inc., Islington 401 Equity Partners GP Inc., and 2527220 Ontario Inc.
Description of Property:	The land located at the southwest corner of Islington Avenue and Rexdale Boulevard, being a portion of each of Islington Avenue and Rexdale Boulevard, abutting 2200 Islington Avenue, also shown as Part 1 and Part 2 on Sketch No. PS-2019-023.
Purchase Price:	\$3,341,000.00
Deposit:	\$334,100.00 (certified cheque or bank draft)
Balance:	Certified cheque or bank draft on closing.
Closing Date:	To be confirmed by solicitors in writing.
Sale Conditions:	<p>The Purchaser shall accept the Property in "as is" including its environmental condition, and shall provide a Release in favour of the City with respect to any hazardous substances.</p> <p>Purchaser shall execute release and indemnity regarding permanent closure of Property as public highway.</p> <p>Purchaser shall decommission the 100mm water service connection to the property at its sole cost.</p> <p>Purchaser acknowledges that the City will not commence the necessary procedures to enable Council to enact a Closing By-law until the Purchaser has re-aligned the intersection of Rexdale Boulevard and Islington Avenue to the satisfaction of the General Manager, Transportation Services.</p> <p>Purchaser covenants and agrees to pay all out-of-pocket expenses that may be incurred by the City as a result of the closing of the Property as a public highway and the conveyance to the Purchaser of the Property.</p> <p>Purchaser covenants and agrees that on Closing, it shall pay the cost of registering a Closing By-law, and any other documents necessary or incidental to the closing of the Property as a public highway and the conveyance of the Property to the Purchaser hereunder.</p>
Closing:	The completion of the transaction of purchase and sale provided for in the Agreement shall occur on the 45th day following the date a Closing By-law is enacted by Council, or at such earlier or later date as the parties, or their respective solicitors, may mutually agree in writing. In the event that a Closing By-law has not been enacted within twelve (12) months of the Acceptance Date, the Agreement shall be at an end and the Deposit shall be dealt with in accordance with the provisions of Section 3.2 of the Agreement and the City shall not be liable for any costs or damages.

Appendix "B" – Property Sketch PS-2019-023



PART 1 =  
4032.7 sq.m. ±

PART 2 =  
2937.8 sq.m. ±



NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE  
PREPARED BY: DWAYNE PITT

WARD 1 – ETOBICOKE NORTH  
DATE: MARCH 08, 2019

PROPERTY INFORMATION SHEET

CITY OWNED LAND

SKETCH SHOWING PORTIONS OF REXDALE  
BOULEVARD (PART 1) AND ISLINGTON AVENUE  
(PART 2) ABUTTING NO. 2200 ISLINGTON AVENUE

SKETCH No. PS-2019-023

Appendix "C" – Subject Location

