

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

TRACKING NO.: 2024-224

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management										
Date Prepared:	September 6, 2024	Phone No.:	416-392-1857										
<b>Purpose</b>	To obtain authority to acquire the properties municipally known as 78, 82 and 84 Vaughan Road, Toronto from Vaughan Road Medical Inc., 82 Vaughan Road Ltd. and 84 Vaughan Road Ltd. (collectively, the " <b>Owners</b> "), for the purpose of developing a new park.												
<b>Property</b>	<p>The properties municipally known as:</p> <ol style="list-style-type: none"> <li>1) 78 Vaughan Road, Toronto, legally described as PT LT 40 PL 1322 Wychwood Bracondale Dovercourt as in CT718837; Toronto, City of Toronto; part lot 40 Plan 1322 Wychwood Bracondale Dovercourt as in CT767983; Toronto, being all of PIN 10468-0375 (LT);</li> <li>2) 82 Vaughan Road, Toronto, legally described as PT LT 39 PL 1322 Wychwood Bracondale Dovercourt as in CT767983; Toronto, being all of PIN 10468-0376 (LT); and</li> <li>3) 84 Vaughan Road, Toronto, legally described as PT LT 40 PL 1322 Wychwood Bracondale Dovercourt as in TB432010; Toronto, being all of PIN 10468-0377 (LT),</li> </ol> <p>(collectively, the "<b>Property</b>"), as shown on the Location Map in Appendix "B" and the Plan of Survey attached hereto as Appendix "C".</p>												
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted to accept an offer from the Owners to sell the Property to the City (the "Offer") for the sum of \$4,740,000.00, 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> </ol>												
<b>Financial Impact</b>	<p>The following costs will be incurred by the City in connection with the acquisition of the Property:</p> <ol style="list-style-type: none"> <li>1. Purchase Price - \$4,740,000.00</li> <li>2. HST- \$616,200.00</li> <li>3. Less HST Rebate (\$532,776.00)</li> <li>4. HST (net of applicable rebates) \$83,424.00</li> <li>5. Land Transfer Tax (Provincial) \$91,275.00</li> <li>6. Search and Registration Costs - \$500.00 (approximately)</li> <li>7. Cost of environmental report - \$35,950.00</li> </ol> <p>Funding for these costs totaling approximately \$4,951,149.00 (net of HST recovery) is available in the 2024 Council Approved Capital Budget for Parks, Forestry and Recreation under Parkland Acquisition capital project account (CPR115-50-01).</p>												
<b>Comments</b>	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The acquisition of the Property supports the implementation of the Council-approved Parkland Strategy and the Oakwood-St Clair Parks Plan. The surrounding area has a low parkland provision, is still growing and has few opportunities for new park. This acquisition will provide a new park with a prominent frontage along Vaughn Road. The new park will also have the potential to serve the immediate community through programming the park with new facilities which serve gaps in the area. Specific park programming opportunities will be determined through further analysis including community consultation.</p> <p>The property includes buildings that have experienced fire damage. PFR will undertake required due diligence and reflect any required mitigation or abatement in their demolition tender and plan.</p> <p>The Offer is considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out in Appendix "A".</p>												
<b>Terms</b>	See Appendix "A"												
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td><td>Ward 12 Toronto—St. Paul's</td></tr> <tr> <td><b>Assessment Roll No.:</b></td><td></td></tr> <tr> <td><b>Approximate Size:</b></td><td>irregular</td></tr> <tr> <td><b>Approximate Area:</b></td><td>7050.36 m<sup>2</sup> ± ( 655.00 ft<sup>2</sup> ±)</td></tr> <tr> <td><b>Other Information:</b></td><td></td></tr> </table>			<b>Ward:</b>	Ward 12 Toronto—St. Paul's	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>	irregular	<b>Approximate Area:</b>	7050.36 m <sup>2</sup> ± ( 655.00 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<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/REOIs:</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/REOIs.</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 checked="" 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/REOIs.</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 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; 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**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:	Josh Matlow	Councillor:	
Contact Name:	Andrew Athanasia	Contact Name:	
Contacted by:	Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objection	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Parks, Forestry and Recreation	Division:	<b>Financial Planning</b>
Contact Name:	Zoi de la Pena	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

**Legal Services Division Contact**

Contact Name:	Gloria Lee
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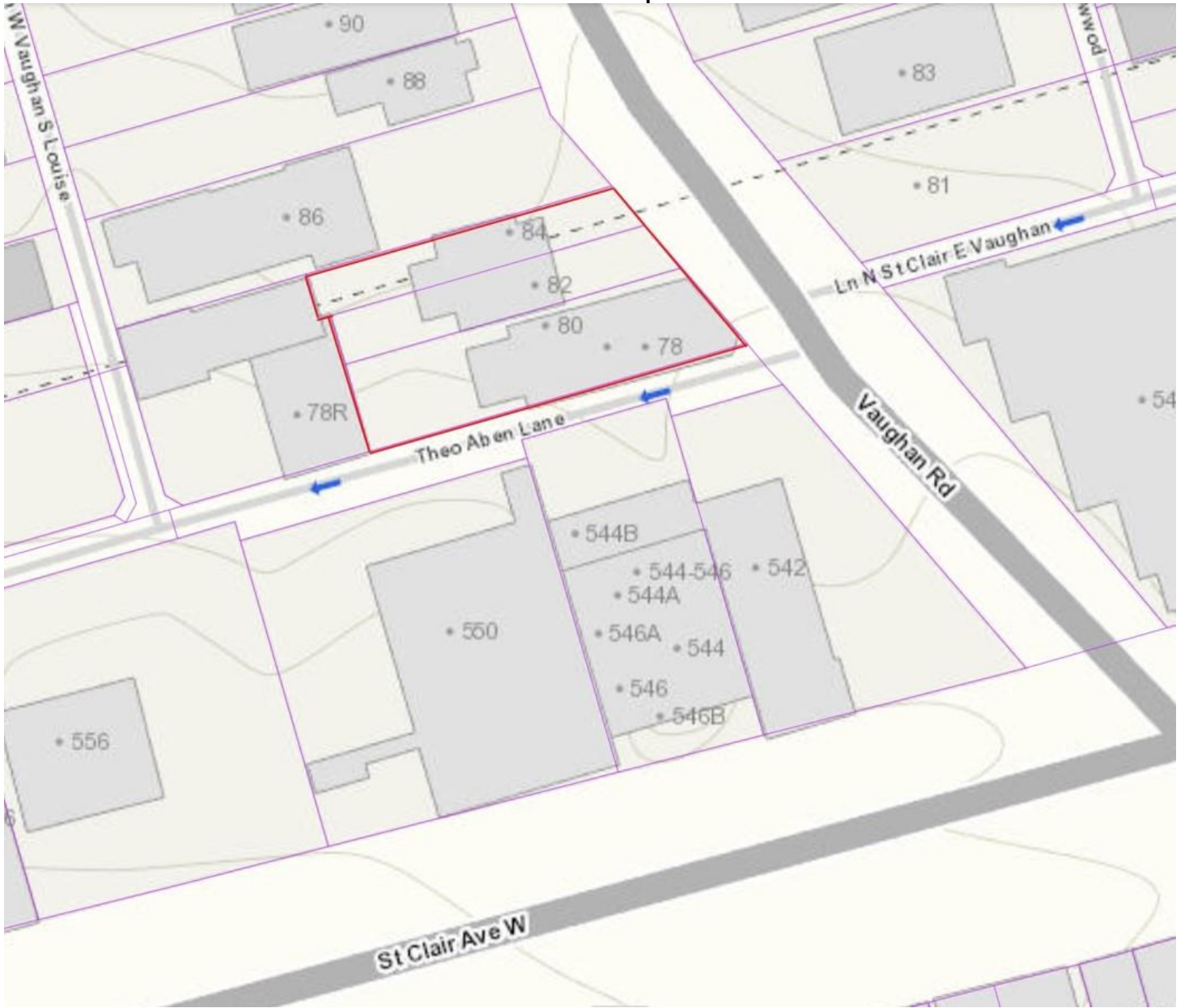
DAF Tracking No.: 2024-224	Date	Signature
Recommended by: Manager, Real Estate Services Jennifer Kowalski	Sept. 19, 2024	Signed by Jennifer Kowalski
Recommended by: Director, Real Estate Services Alison Folosea	Sept. 19, 2024	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	Sept. 23, 2024	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore	Sept. 25, 2024	Signed by David Jollimore

**Appendix "A"****Major Terms and Conditions**

Irrevocable Period:	The period of time ending at 11:59 p.m. on the Business Day next following forty-five (45) days after the date upon which this Offer is executed by the Vendor.
Purchase Price:	\$ 4,740,000.00, plus HST
Deposit:	\$ 10.00
Due Diligence:	The period of time ending at @11:59 p.m. on the Business Day next following one hundred twenty (120) days after the date upon which this Offer is executed by the City.
Closing Date:	The Business Day next following sixty (60) days after delivery of a Notice of Waiver or Notice of Satisfaction in connection with the Due Diligence Condition or at such earlier or later date as the parties or their respective solicitors may mutually agree to in writing.
Vacant Possession:	Vendor shall deliver on Closing.

## Appendix "B"

## Location Map



## Appendix "C"

## Survey

