



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

TRACKING NO.: 2025-315

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:	October 28, 2025	Phone No.:	416-392-1857

Purpose	To obtain authority to, enter into an Amending Agreement to the Offer to Sell executed by the City May 1, 2025 (the "Agreement") between the City of Toronto (the "City") and Mahan Sionit (the "Vendor") and pursuant to the terms of Schedule "ADD" of the Agreement, as it relates to the property municipally known as 252 Winona Avenue, Toronto (the "Property"), for the purpose of a purchase price abatement by an amount specified in a Remediation Costing Letter provided by the City's consultant, upon discovery of evidence of the presence of hazardous substance within the Property when completing a Phase 2 ESA report.
Property	The property municipally known as 252 Winona Drive, as shown on the Location Map in Appendix "A".
Actions	1. Authority be granted to amend the Agreement on the terms set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	<p>A reduction of the Offer to Sell Purchase Price in the amount of \$48,400, plus applicable taxes, to account for costs required to remediate, mitigate, or otherwise bring the Property into compliance with Applicable Laws governing the City's planned use of the Property as parkland, as provided in the City's consultant's Remediation Costing Letter.</p> <p>Therefore, the total purchase price has been reduced from \$1,520,000, plus applicable taxes to \$1,470,748.16, plus applicable taxes. The funding is available in the 2025 Capital Budget and Plan for Parks and Recreation under Parkland Acquisition capital project account (CPR115-50-01).</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the information as presented in the Financial Impact section.</p>
Comments	Completion of the Phase 1 ESA Investigation as part of the City due diligence process in acquiring the Property as part of the Council approved Parkland Strategy, resulted in City Environmental Services staff recommendation to complete a Phase 2 ESA. The City's environmental consultant has advised that results of the Phase 2 ESA have revealed the presence of hazardous substance(s) within the Property. Pursuant to Schedule "ADD" of the Offer to Sell, the City confirmed with the Vendor they were agreeable to an abatement of the purchase price by the value of Forty-Eight Thousand and Four Hundred Dollars (\$48,400.00), plus applicable taxes, which is equal to the remediation cost as detailed in a Remediation Costing Letter provided by WSP Canada Inc. on August 7, 2025.
Terms	<p>SCHEDULE "ADD" - ADDITIONAL PROVISIONS - In the event the City, during the Due Diligence Period, discovers evidence of the presence of any hazardous substance within the Property, the City may, prior to the expiry of the due diligence period (as defined in the Offer to Sell), provide notice to the Vendor that it will be seeking an abatement of the purchase price pursuant to this provision, by the amount estimated by the City required to remediate, mitigate, or otherwise bring the Property into compliance with Applicable Laws governing the City's planned use of the Property as parkland, which notice may also include an extension of the due diligence period of up to an additional ninety (90) days, upon delivery of a due diligence extension notice.</p> <p>Purchase Price – One Million Four Hundred Thousand and Seventy-One Thousand Six Hundred Dollars (\$1,471,600), plus applicable taxes.</p> <p>Due Diligence Waiver / Notice of Satisfaction – The City will waive its Due Diligence Condition and issue a Notice of Satisfaction, making the deal firm, upon signing this Amending Agreement. The following term shall be added: "The Term Sheet section (9) is hereby deleted and replaced with the following: The Due Diligence Period shall end on [Insert date of Signature of the Amending Agreement]."</p> <p>Closing Date - The Closing Date shall be the later of: (i) December 4th, 2025, or (ii) the Business Day next following 30 days after execution of the Amending Agreement by both the Vendor and City.</p>

Property Details	Ward:	9 - Davenport
	Assessment Roll No.:	1914021170022000000
	Approximate Size:	7.6 m x 31.3 m ± (25.02 ft x 102.58 ft ±)
	Approximate Area:	242.81 m ² ± (2,613.6 ft ² ±)
	Other Information:	9 - Davenport

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 & Parks & 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 checked="" 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>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process & 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>Delegated to a more senior position.</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>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process & 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; 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:
<ul style="list-style-type: none"> • 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	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
Consultation with Councillor(s)	
Councillor:	Alejandra Bravo
Contact Name:	Em Wong
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	No Objections
Consultation with Divisions and/or Agencies	
Division:	Parks and Recreation, Facilities
Contact Name:	Suzanne Coultres
Comments:	conkurs
Division:	Financial Planning
Contact Name:	Karen Liu
Comments:	conkurs
Legal Services Division Contact	
Contact Name:	Stephanie Furlan

DAF Tracking No.: 2025-315	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	Oct. 28, 2025	Signed by Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	Oct 28, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	Oct. 29, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A" Location Map

