

**DELEGATED APPROVAL FORM  
CHIEF CORPORATE OFFICER  
DIRECTOR OF REAL ESTATE SERVICES**

TRACKING NO.: 2016 - 101

<input checked="" type="checkbox"/> Approved pursuant to the Delegated Authority contained in City Council Item CC27.6 entitled " <b>Metrolinx-City of Toronto-Toronto Transit Commission Master Agreement for Light Rail Transit Projects</b> " adopted by City Council on October 30, 31 and November 1, 2012. City Council confirmatory By-law No. 1448-2012, enacted on November 1, 2012.			
Prepared By:	Daran Somas	Division:	Real Estate Services
Date Prepared:	April 27, 2016	Phone No.:	(416) 397 - 7671
<b>Chief Corporate Officer has approval authority to approve the disposal to Metrolinx of certain Transit Lands for nominal consideration, (on terms satisfactory to the Chief Corporate Officer and in a form acceptable to the City Solicitor).</b>			
<b>Purpose</b>	To obtain authority to surrender back to Her Majesty the Queen in Right of Ontario as represented by the Minister of Economic Development, Employment and Infrastructure also known as Infrastructure Ontario ("IO") a portion of the leased premises (the "Future Station Entrance Lands") at 1435 Eglinton Avenue West (the "Property") for the implementation of the Eglinton Crosstown Light Rail Transit Project (the "Project").		
<b>Property</b>	Parcel of land owned by Her Majesty the Queen in Right of Ontario as represented by the Minister of Economic Development, Employment and Infrastructure, located on the south side of Eglinton Avenue West, described as part of Lots 12,14,15,58 and all of Lot 57, Registered Plan 1103, Township of York being part of PIN 10459-0131 (LT), shown as the Property in Appendix B and described as the Future Station Entrance Lands on Appendix C shown as Parts 9,10 and 11 on Appendix D,		
<b>Actions</b>	1. Authority be granted to enter into a Lease Amending Agreement, surrendering the Property back to IO on terms and conditions as set out herein and as deemed appropriate by the Chief Corporate Officer or designate, and in a form satisfactory to the City Solicitor;		
<b>Financial Impact</b>	<p>There is no financial impact resulting from this DAF. The surrendered portion of the lease will not affect the rental payments associated with the original lease.</p> <p>Pursuant to Schedule G (Real Estate Protocol) contained in the Master Agreement between the City, the Toronto Transit Commission and Metrolinx for the implementation of the Toronto Light Rail Transit Program dated November 28<sup>th</sup>, 2012 ("Master Agreement"), permanent property requirements not required for City purposes are to be provided to Metrolinx for nominal consideration.</p> <p>The Deputy City Manager &amp; Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>		
<b>Comments</b>	<p>Her Majesty the Queen in Right of Ontario as represented by the Minister of Economic Development, Employment and Infrastructure is currently the legal owner of the Property.</p> <p>In the 1960s and early 1970s the Municipality of Metropolitan Toronto ("Metro") embarked on a property acquisition program to accommodate the proposed Spadina Expressway. Subsequent to the property acquisition and in response to a Provincial policy statement withdrawing support for the construction of the Spadina Expressway, an agreement was reached with the Province of Ontario whereby title to the Spadina Corridor properties would be conveyed to the Province of Ontario. In February 11, 1985 Metro Council authorized Metro to enter into a 99 year lease with Her Majesty the Queen in Right of Ontario as Represented by Minister of Government Services at a rental rate of \$1.00. This lease allowed the Metro to manage the properties in the position of a landlord, collect the rents and be responsible for all operating costs.</p> <p>Metrolinx requires a fee simple interest over the Future Station Entrance Lands for the purpose of constructing a station entrance for the Project. The Property is currently being occupied by Toronto Police Services ("TPS") for parking purposes. IO has agreed to enter into a Lease Amending Agreement releasing the City from its obligations under the lease. TPS has consented to this surrender of lease and the Lease Amending Agreement.</p>		

<b>Property Details</b>	<b>Ward:</b>	21 – St. Paul's
	<b>Assessment Roll No.:</b>	
	<b>Approximate Area:</b>	267.2 m <sup>2</sup> ± (2,876.12 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

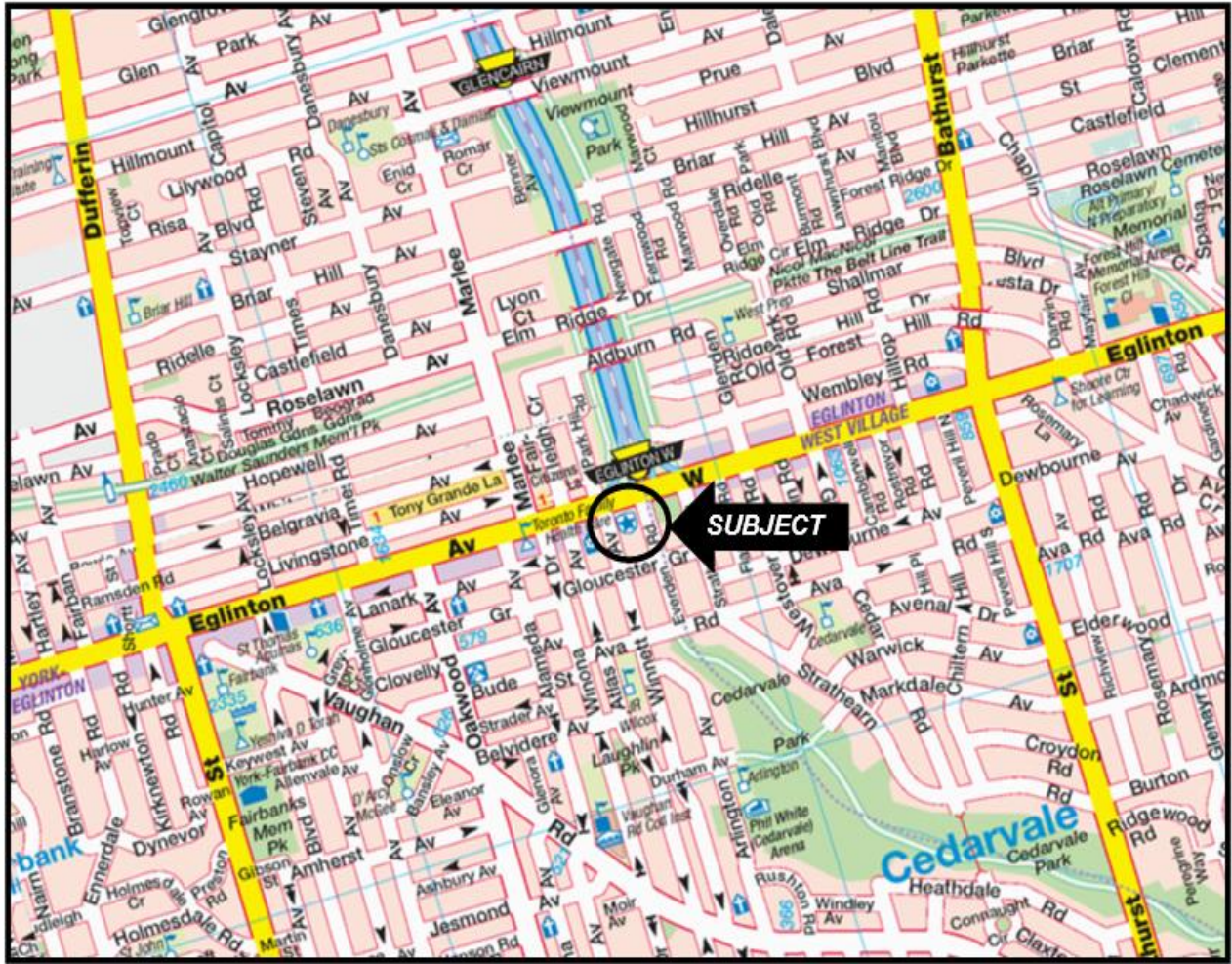
<b>Consultation with Councillor(s)</b>																	
Councillor:	Joe Mihevc				Councillor:												
Contact Name:	Michelle Maron				Contact Name:												
Contacted by:	<input type="checkbox"/>	Phone	<input type="checkbox"/>	E-Mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	Contacted by:	<input type="checkbox"/>	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other
Comments:	Notified				Comments:												

<b>Consultation with ABCDs</b>					
Division:	Toronto Police Services		Division:	Financial Planning	
Contact Name:	James Lester / Enrico Pera		Contact Name:	Filisha Mohammed	
Comments:	Consented		Comments:	Consent	

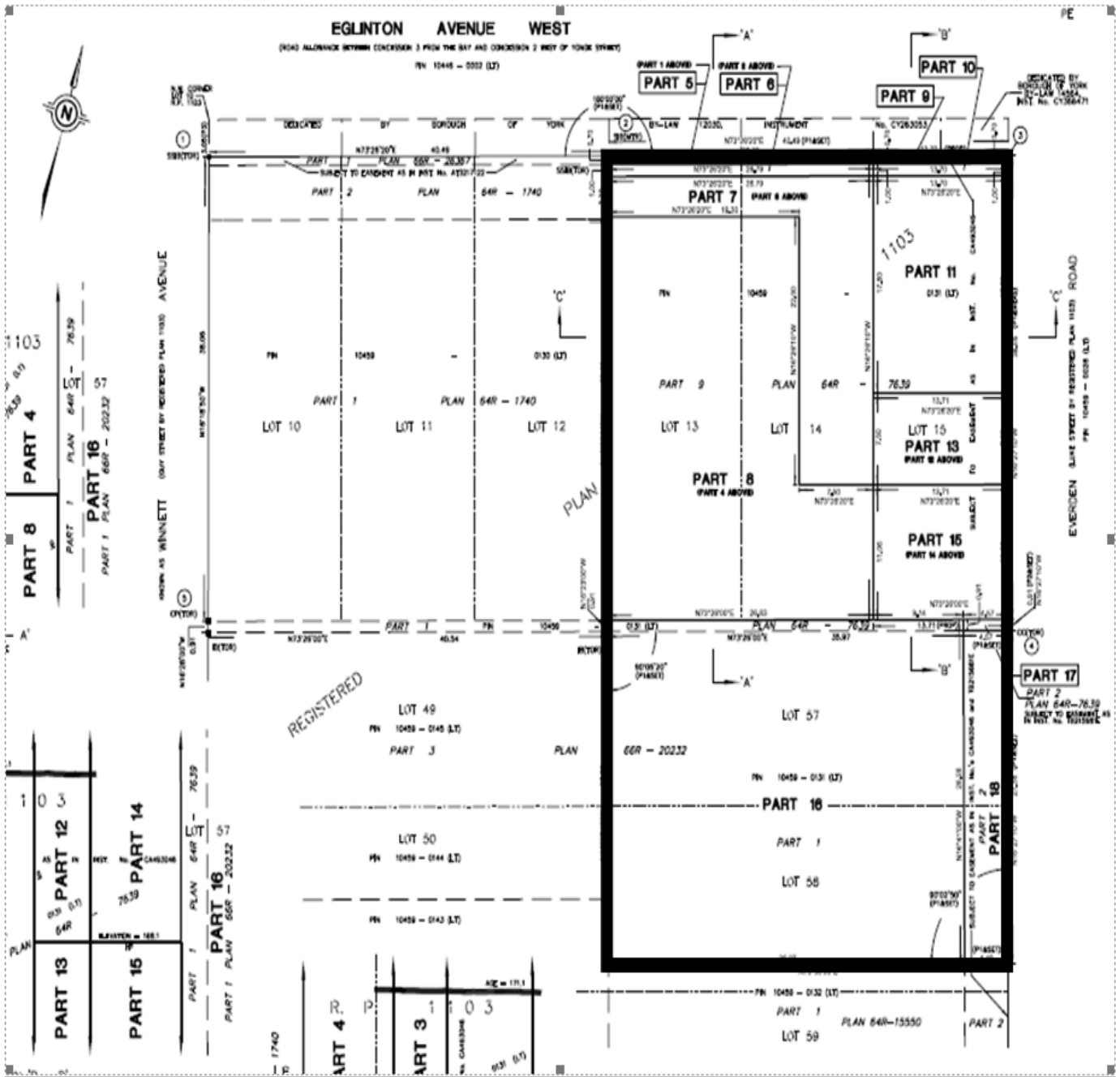
<b>Legal Division Contact</b>	
Contact Name:	Lisa Davies

DAF Tracking No.: 2016 - 101	Date	Signature
Recommended by:      Manager; Wayne Duong	Aug/28/2016	Sgd.\ Wayne Duong
<input checked="" type="checkbox"/> Recommended by: Director of Real Estate Services Joe Casali	Aug/28/2016	Sgd. Brian Varner, Actg.Dir.
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by:      Chief Corporate Officer Josie Scioli	Aug/28/2016	Sgd.\ Josie Scioli

Appendix "A"  
Location Map



**Appendix "B"**  
Original Leased Premises



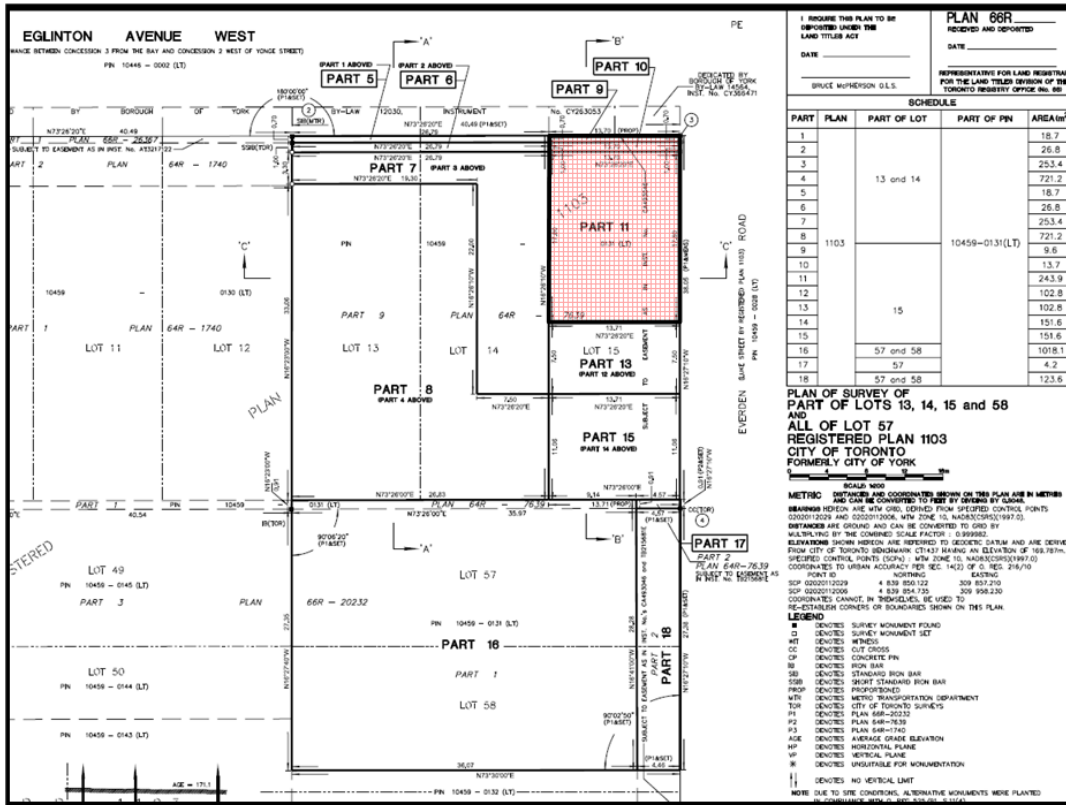
**Appendix "C"**



portion

Site Map of surrendering

### Appendix "D" R Plan Sketch of Surrendering Portion



Part of Sketch Job No. 2013-0183-9