

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

TRACKING NO.: 2016-018

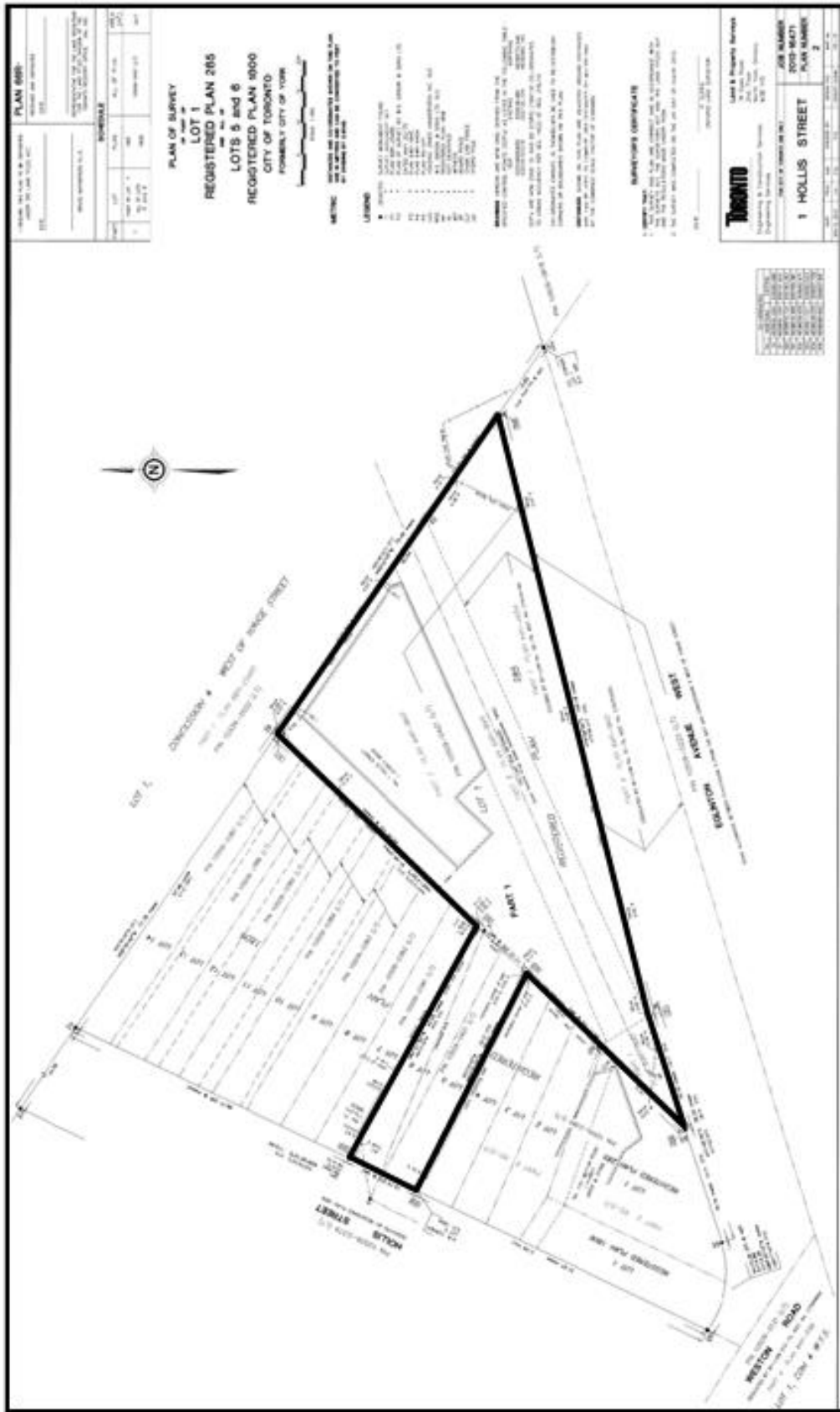
<input checked="" type="checkbox"/> Approved pursuant to the Delegated Authority contained in City Council Item CC27.6 entitled "Metrolinx-City of Toronto-Toronto Transit Commission Master Agreement for Light Rail Transit Projects" adopted by City Council on October 30, 31 and November 1, 2012. City Council confirmatory By-law No. 1448-2012, enacted on November 1, 2012.			
Prepared By:	Susan Lin	Division:	Real Estate Services
Date Prepared:	February 25, 2016	Phone No.:	392-4135
Chief Corporate Officer has approval authority to approve the disposal to Metrolinx of certain Transit Lands in accordance with the Real Estate Principles identified in the Master Agreement (on terms satisfactory to the Chief Corporate Officer and in a form acceptable to the City Solicitor).			
Purpose	To obtain approval to enter into a Transfer Agreement to sell City-owned land located at 1 Hollis Street required by Metrolinx for the implementation of the Eglinton-Scarborough Crosstown Light Rail Transit Project (the "Project").		
Property	1 Hollis Street, described as being part of Lot 1 on Plan 285, Lots 5 & 6 on Plan 1806, designated as Parts 1, 2 & 3 on Plan 64R-1845 and Part 1 on Plan 64R-4454, Township of York, City of Toronto, and shown as Part 1 on Sketch Job Number 2013-16471-2 in Appendix "A" (the "Property").		
Actions	<ol style="list-style-type: none"> The City enter into a Transfer Agreement with Metrolinx for the Property, subject to granting easement requirements, and substantially on the terms and conditions set out below, as deemed appropriate by the Chief Corporate Officer, and in a form satisfactory to the City Solicitor. 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 she considers reasonable. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto. 		
Financial Impact	<p>The proposed Transfer Agreement will provide revenue in the amount of \$3,100,000.00 (exclusive of HST) less closing costs and the usual adjustments, if applicable to the City of Toronto. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction.</p> <p>The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>The property was acquired in 1964 by the former Municipality of Metropolitan Toronto. The Property is currently being used as the publicly licensed Hollis Early Learning and Child Care Centre ("Child Care Centre").</p> <p>Pursuant to report CC27.6, entitled "Metrolinx-City of Toronto-Toronto Transit Commission Master Agreement for Light Rail Transit Projects," adopted by City Council at its meeting on October 30, 31 and November 1, 2012, City Council exempted from the requirements of the City of Toronto Municipal Code, Chapter 213, Sale of Real Property those lands determined by the Chief Corporate Officer to be required for the implementation of the Project.</p> <p>Metrolinx has identified the Property as required for the implementation of the Project. Negotiations with Metrolinx have resulted in a Transfer Agreement that is being recommended for acceptance. Metrolinx will provide the necessary funds to relocate the Child Care Centre to a temporary space, and thereafter provide the necessary funds to relocate the Child Care Centre to a suitable permanent location. The Property Management Committee has reviewed Metrolinx' requirements of the Property and recommends that the Property be conveyed to Metrolinx subject to protection of the City or third-party infrastructure and/or utilities.</p>		
Terms	<p>Terms & Conditions:</p> <ol style="list-style-type: none"> Purchase Price: \$3,100,000.00 Toronto Water requires an easement for active water main. Metrolinx to finance the relocation of the Child Care Centre to a new location, including to an interim location for up to 5 years, if required. Closing Date: the earlier of (i) 30 days after the Child Care Centre vacates the Property or (ii) August 15, 2016 		
Property Details	Ward:	11 – York South-Weston	
	Assessment Roll No.:	1914-06-1-010-00101	
	Approximate Size:	Irregular in shape	
	Approximate Area:	3,217 m ² ± (34,627.50 ft ² ±)	
	Other Information:		

Consultation with Councillor(s)									
Councillor:	Frances Nunziata					Councillor:			
Contact Name:	Frances Nunziata					Contact Name:			
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other		
Comments:	Notification (February 25, 2016)					Comments:			
Consultation with ABCDs									
Division:	Children's Services					Division:	Financial Planning		
Contact Name:	Anne Longair					Contact Name:	Filisha Mohammed		
Comments:	Concurs (February 25, 2016)					Comments:	February 25, 2016 (Approved)		
Legal Division Contact									
Contact Name:	Lisa Davies (2-7270) (Comments incorporated – February 25, 2016)								

DAF Tracking No.: 2016-018	Date	Signature
Recommended by: Manager	Feb. 25, 2016	Tasse Karakolis
<input checked="" type="checkbox"/> Recommended by: Director of Real Estate Services Joe Casali	Feb. 26, 2016	Joe Casali
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Chief Corporate Officer Josie Scioli	Feb. 29, 2016	Josie Scioli

Appendix "A"

DAF No. 2016-018



T1202

Appendix "A"

DAF No. 2016-018

