

DELEGATED APPROVAL FORM CHIEF CORPORATE OFFICER DIRECTOR OF REAL ESTATE SERVICES

TRACKING NO.: 2015-236

X 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. Susan Lin Prepared By: Division: **Real Estate Services** Date Prepared: September 10, 2015 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). To obtain approval to enter into a Transfer Agreement on City-owned land located at the southwest corner of Don Mills Purpose Road and Eglinton Avenue East, to Metrolinx as required for the implementation of the Eglinton-Scarborough Crosstown Light Rail Transit Project (the "Project"). A stratified portion of City-owned land at the southwest corner of Don Mills Road and Eglinton Avenue West. Property municipally known as 770 Don Mills Road, described as being part of Lot 1, Concession 3, East of Yonge Street, designated as Part 1 on Plan 66R-28135 in Appendix "A" (the "Property"). Actions 1. 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. 2. 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. 3.

Financial Impact The proposed Transfer Agreement will provide revenue in the amount of \$435,447.00 (exclusive of HST) less closing costs and usual adjustments. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction.

The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.

Comments The City-owned land located at the southwest corner of Eglinton Avenue East and Don Mills Road (the "City Lands") was acquired by the former Municipality of Metropolitan Toronto in 1955 for future road allowance purposes to accommodate a future interchange at Eglinton Avenue East and Don Mills Road. Since 1968, the northern portion of the City Lands has been leased to The Centennial Centre for Science and Technology (the "Science Centre") for overflow parking purposes.

> On August 11, 2010 the City Lands were declared surplus by DAF 2010-068, with the intended manner of disposal to be by way of a transfer to Build Toronto. City Council at its meeting held on August 25, 26 and 27, 2010, adopted GM 33(20) - "Transfer of Properties to Build Toronto and Declaration of Surplus - Third Quarter 2010", granting authority to enter into an agreement to transfer part of the City's Lands to Build Toronto. One of the Terms and Conditions of Transfer is that Build Toronto accommodates a TTC entrance facility for the future Eglinton and/or Don Mills LRT lines proposed at the intersection of these roads.

> 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.

> Metrolinx has identified the Property as required for the implementation of the Project. Negotiations with Metrolinx and Build Toronto have resulted in the amendment to the declare surplus for transfer to Build Toronto as authorized by DAF No. 2015-229 and a Transfer Agreement in favour of Metrolinx that is being recommended for acceptance. The Property will also be released from the current lease with the Science Centre. Metrolinx acknowledges that the City has an option to reacquire an interest in the Property which is not otherwise used by Metrolinx for the Project. 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.

Terms & Conditions:

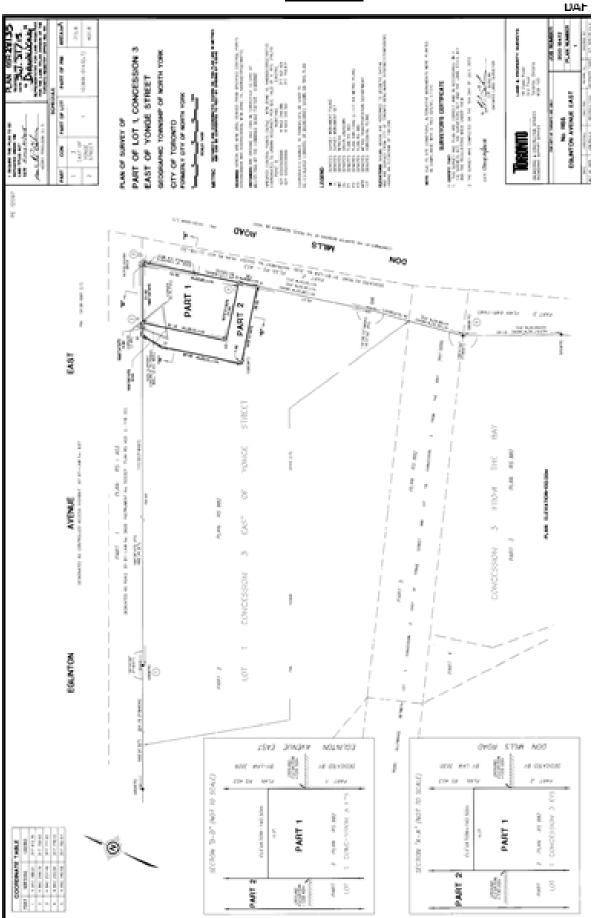
Terms

Purchase Price for Stratified Property: \$435,447.00

(ii) Toronto Hydro-Electric System Ltd. requires an easement for existing infrastructure.

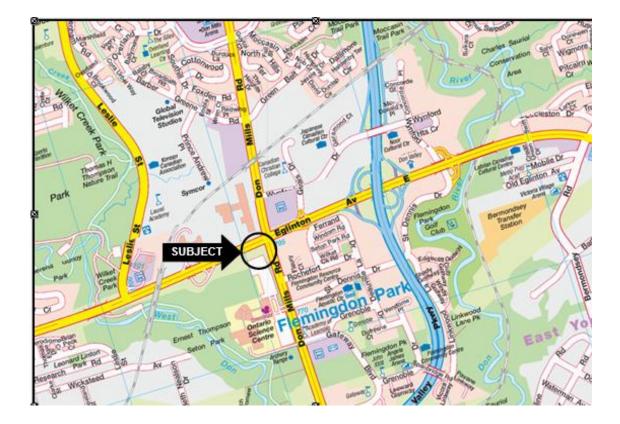
Ward:	26 – Don Valley W	West		
Assessment Roll No.: Part of 1908-10-1-520-00		-520-00300		
Approximate Size:	Irregular in shape	egular in shape		
Approximate Area: 715.8 m ² ± (7,704.8 ft ² ±)		4.8 ft ² ±)		
Other Information:				
ו Councillor(s)				
Jon Burnside	Councillor:	r:		
Jon Burnside	Contact Na	Jame:		
Phone X E-Mail Memo (Other Contacted	d by: Phone E-mail Memo Othe		
No comments (September 4, 2015)	Comments	ts:		
1 ABCDs				
Build Toronto	Division:	Financial Planning		
Carlo Bonanni	Contact Na	Name: Filisha Mohammed		
No concerns (September 9, 2015)	Comments	ts: Comments Incorporated (September 4, 2015)		
tact				
Lisa Davies (2-7270) (September 9, 201	15)			
ł	Assessment Roll No.: Approximate Size: Approximate Area: Other Information: h Councillor(s) Jon Burnside Jon Burnside Phone X E-Mail Memo Memo No comments (September 4, 2015) h ABCDs Build Toronto Carlo Bonanni No concerns (September 9, 2015) htact	Assessment Roll No.: Part of 1908-10-1 Approximate Size: Irregular in shape Approximate Area: 715.8 m² ± (7,70 Other Information: Other Information: h Councillor(s) Councillo Jon Burnside Contact N Jon Burnside Contact N No comments (September 4, 2015) Comment Build Toronto Division: Carlo Bonanni Contact N No concerns (September 9, 2015) Comment		

DAF Tracking No.: 2015-236	Date	Signature
Recommended by: Manager	Sept. 14, 2015	Tasse Karakolis
X Recommended by: Director of Real Estate Services Joe Casali	Sept. 24, 2015	Joe Casali
X Approved by: Chief Corporate Officer Josie Scioli	Sept. 28, 2015	Josie Scioli



DAF No. 2015-236

Appendix "A"





Technical Services - Survey and Mapping DAF No. 2015-236

Updated March 20, 2015