



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2023-140

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management
Date Prepared:	June 2, 2023	Phone No.:	(416) 397-7481
Purpose	To obtain authority to enter into a licence agreement (the "Licence") with Metrolinx for temporary access to install, operate and maintain Geotechnical Instrument Monitoring Points ("GIMPs") in certain lands along the Eglinton Crosstown West Extension ("ECWE") corridor as shown in Appendix 'A'.		
Property	The portions of the properties shown in Appendix "B", having a total area of approximately 4 square metres (the "Licensed Areas").		
Actions	1. Authority be granted to enter into the Licence with Metrolinx, substantially on the major terms and conditions outlined herein, and on such other terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	<p>Total revenue to be remitted to the City is \$20,075.00 (plus HST) for the initial term, or the equivalent of \$7,300.00 per annum. If Metrolinx exercises its option to extend for up to four years, the total revenue to the City will be \$49,275.00 (plus HST). The revenues will be directed to the 2023 Council Approved Operating Budget for Corporate Real Estate Management under cost centre FA1684 and functional area code 3220200000.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>Metrolinx requires the Licence for installation and operation of GIMPs at eleven locations along Eglinton Avenue West in connection with the ECWE project, as identified on the sketches shown in Appendix "B". The GIMPs are used to monitor noise and vibrations during construction.</p> <p>The City has agreed to grant a temporary license to Metrolinx to enter and utilize the Licensed Areas to undertake these works associated with the ECWE project. The monitoring points will be removed prior to the expiry of the term of the Licence, and there will be no vehicle access permitted within the Licensed Area.</p> <p>The proposed fee and other major terms and conditions of the Licence are considered to be fair, reasonable and reflective of market value.</p>		
Terms	<p>Term: June 3, 2023 to February 19, 2026</p> <p>Option to Extend: one (1) for up to four years</p> <p>Licence Fee: \$20,075.00 plus HST Use: Access to install, operate and maintain Geotechnical Instrument Monitoring Points</p>		
Property Details	Ward:	Ward 2 – Etobicoke Centre	
	Assessment Roll No.:		
	Approximate Size:	Varies	
	Approximate Area:	4.039 m ² ± (43.48 ft ² ±)	
	Other Information:	N/A	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate 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/REOs:</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 type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input checked="" type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 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 \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 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 \$1 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. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- 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:	Stephen Holyday					Councillor:					
Contact Name:	Sheila Henderson					Contact Name:					
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other				
Comments:	No objections					Comments:					

Consultation with Divisions and/or Agencies

Division:	Parks, Forestry & Recreation			Division:	Financial Planning		
Contact Name:	Tina Fernandes			Contact Name:	Ciro Tarantino		
Comments:	Comments incorporated			Comments:	Concurs		

Legal Services Division Contact

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2023-140	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	June 2, 2023	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 2, 2023	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		X
<input type="checkbox"/> Approved by:		

APPENDIX "A"

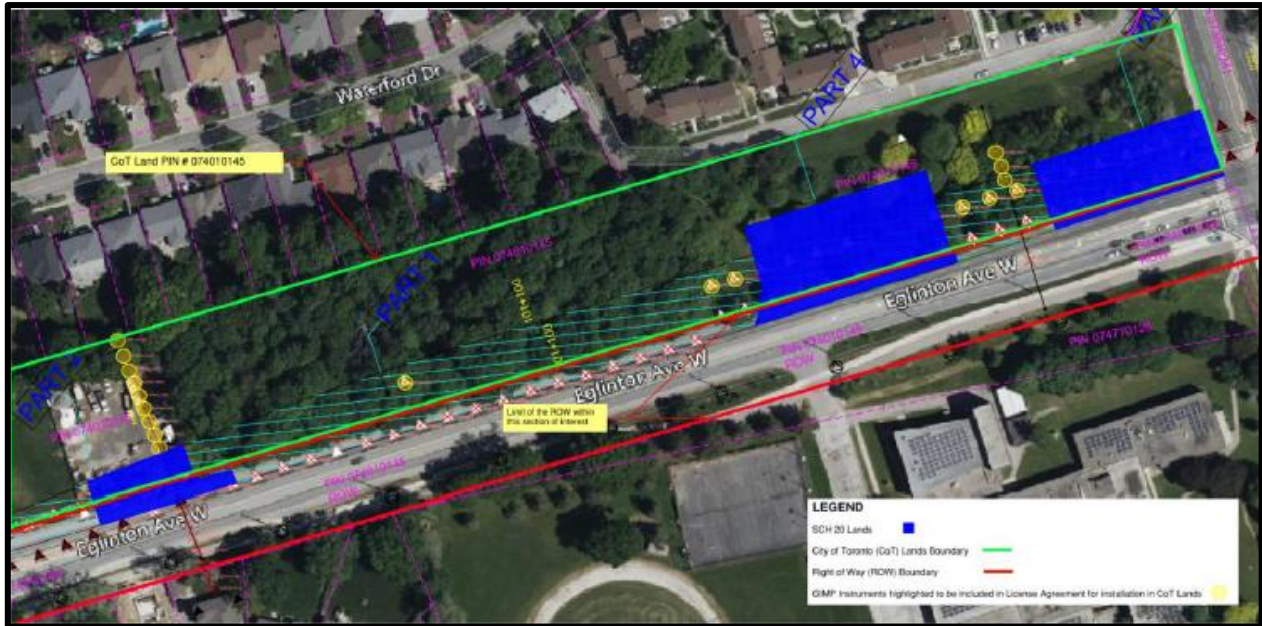
LOCATION MAP & SITE PLAN



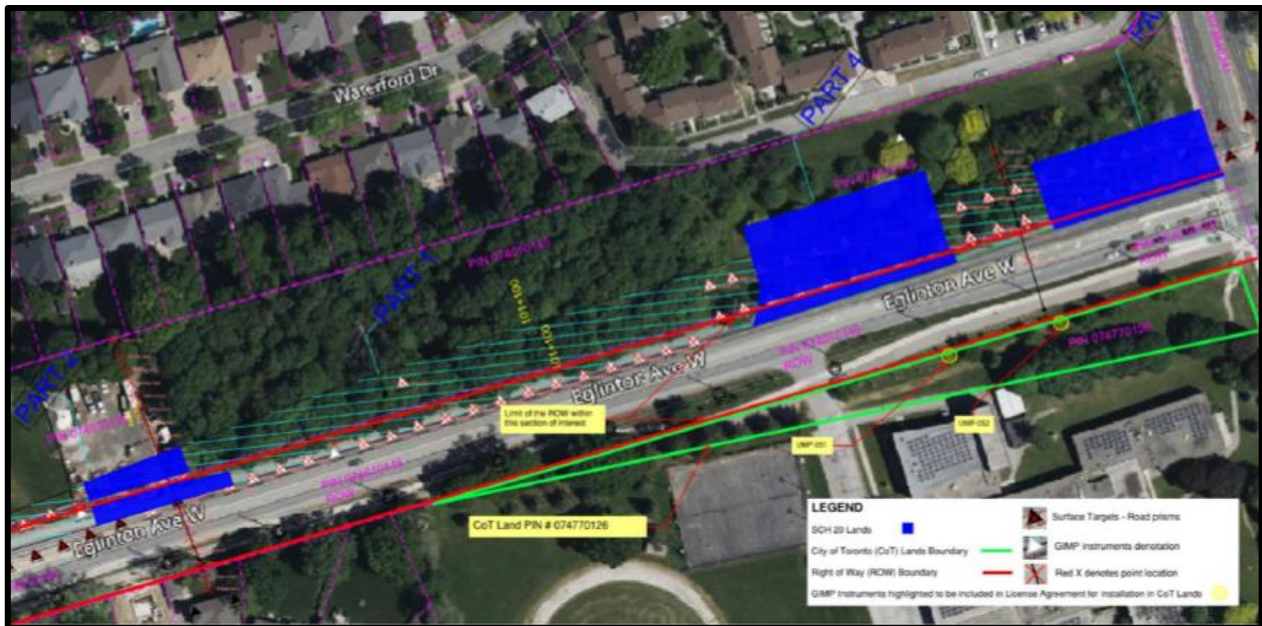
APPENDIX "B"

SKETCH OF LICENSED AREAS

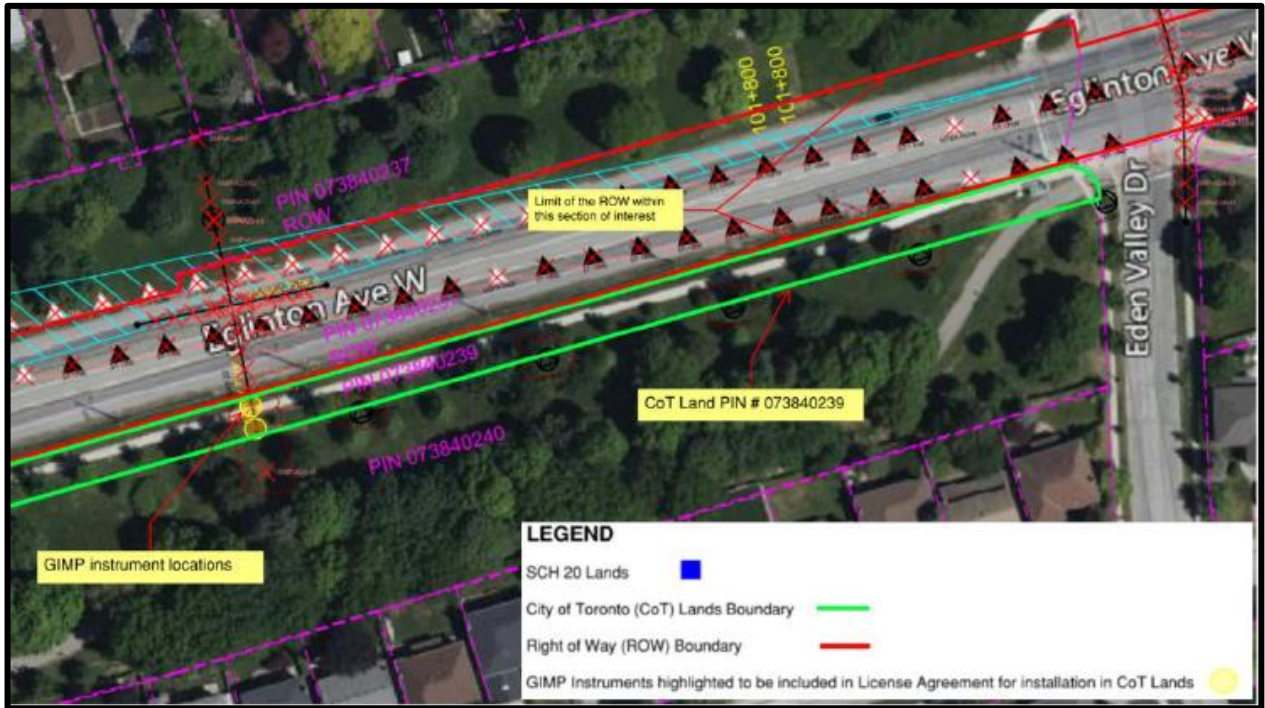
Property # 1 – 4600 Eglinton Avenue West, Toronto - PIN 074010145



Property # 2 – Eglinton Avenue West and Islington Avenue, Toronto - PIN 074770126



Property # 3 – 4482 Eglinton Avenue West, Toronto - PIN 073840239



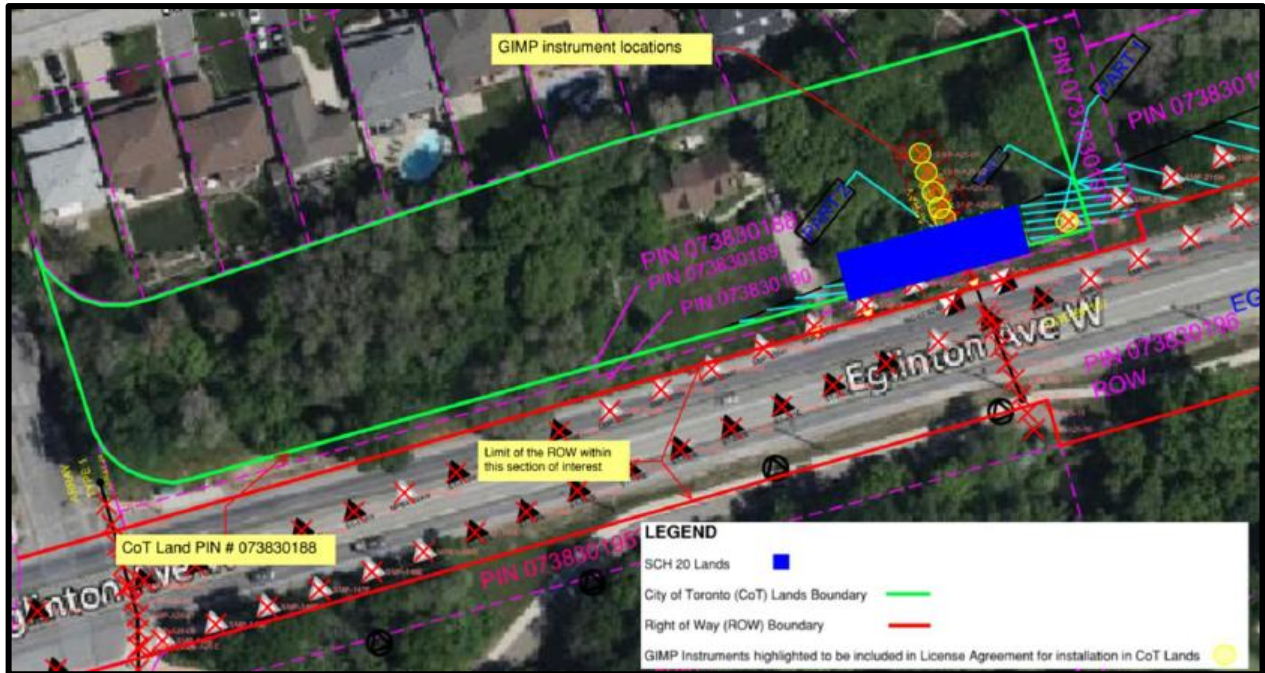
Property # 4 – 4482 Eglinton Avenue West, Toronto - PIN 073840240



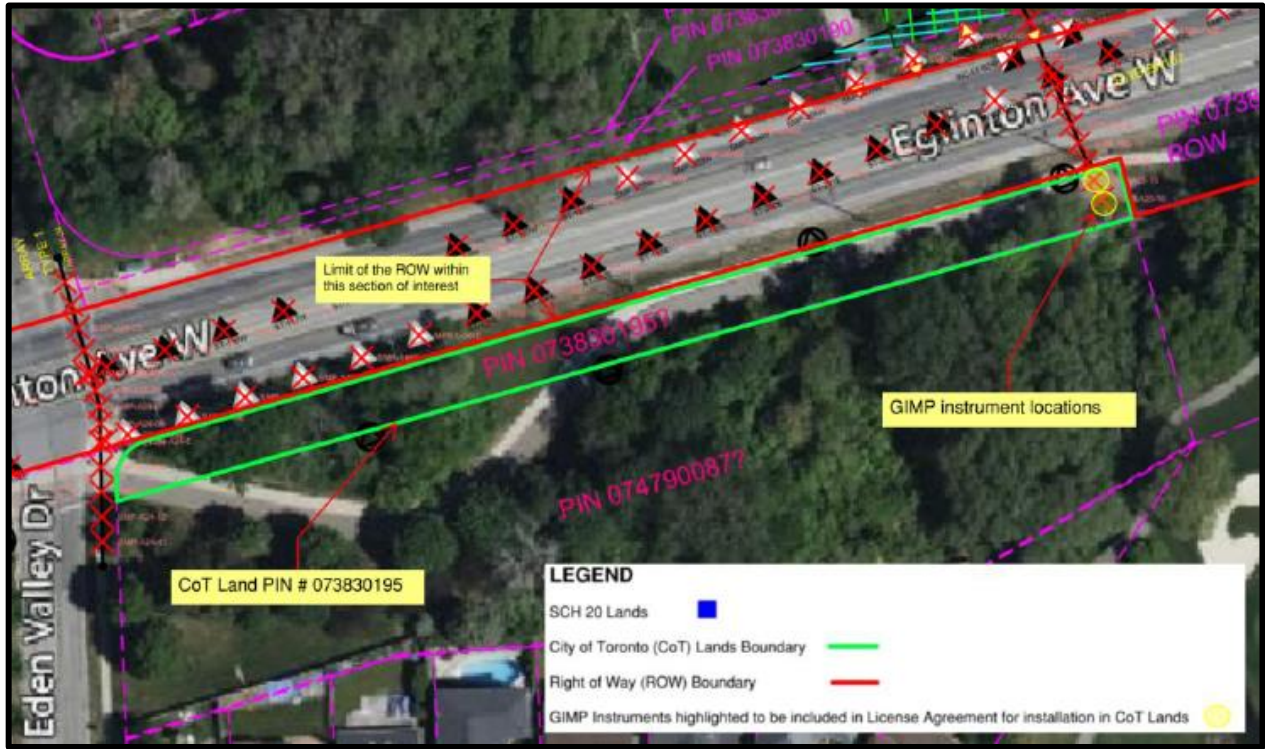
Property # 5 – 4394 Eglington Avenue West, Toronto - PIN 074790087



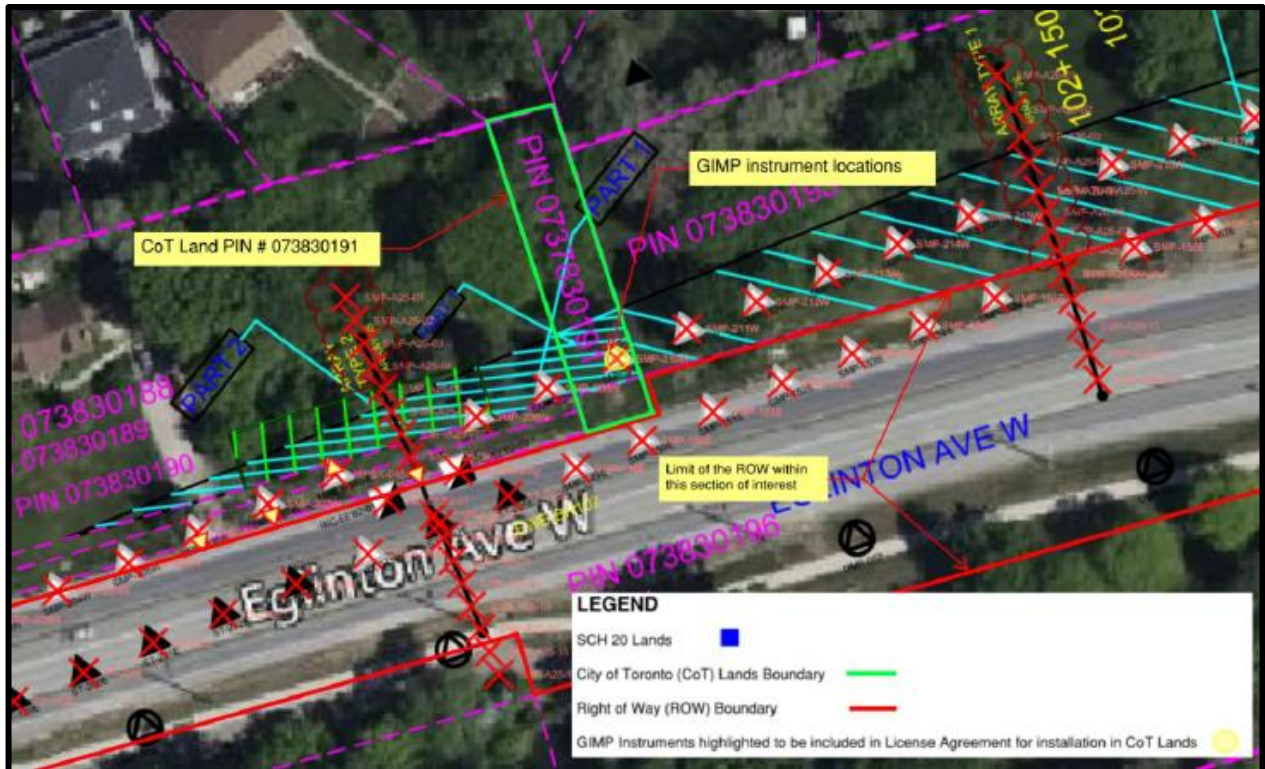
Property # 6 – 4400 Eglington Avenue West, Toronto - PIN 073830188



Property # 7 – 4348 Eglington Avenue West, Toronto - PIN 073830195



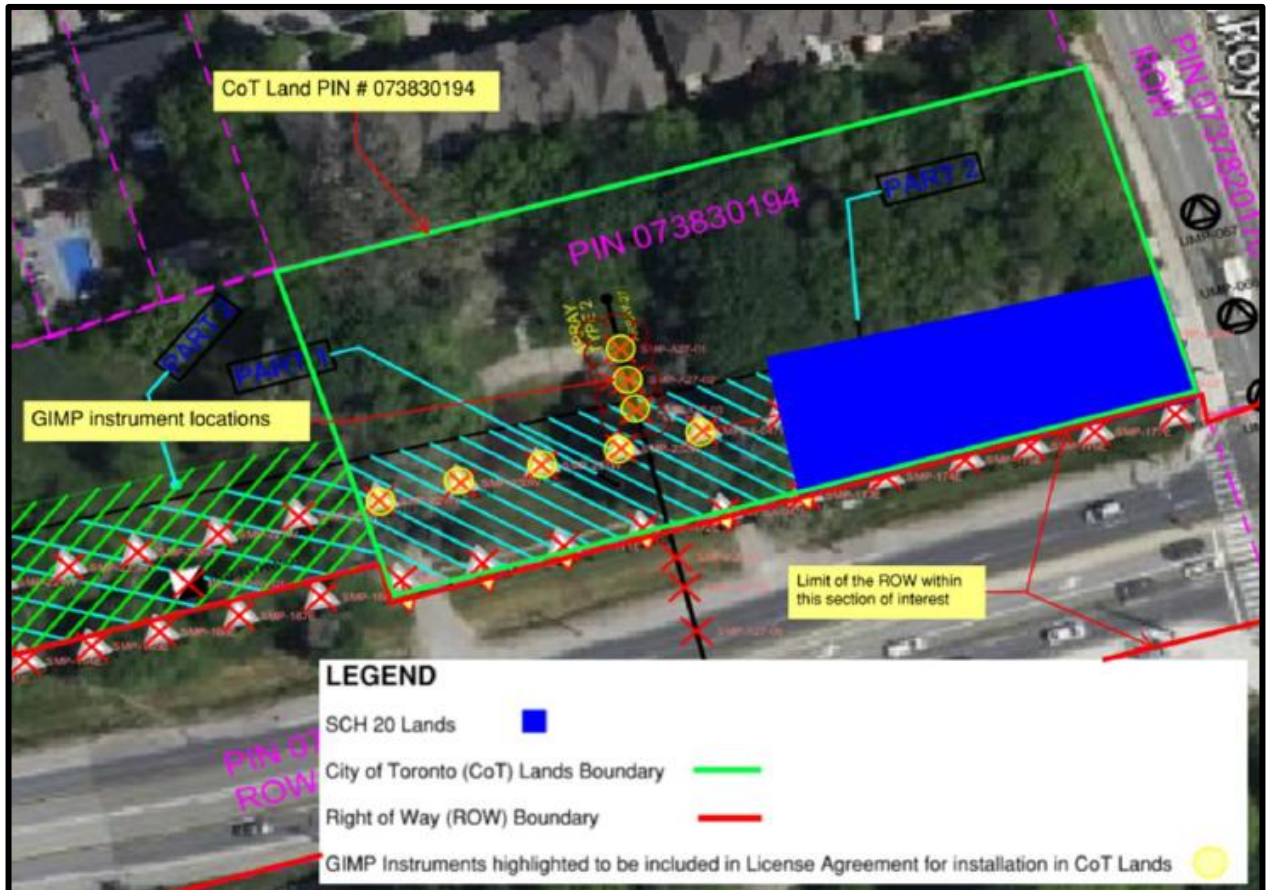
Property # 8 – 4400 Eglington Avenue West, Toronto - PIN 073830191



Property # 9 – 4300 Eglinton Avenue West, Toronto - PIN 073830193



Property # 10 – 4200 Eglinton Avenue West, Toronto - PIN 073830194



Property # 11 – 4122 Eglinton Avenue West, Toronto - PIN 073820180

