

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

TRACKING NO.: 2023-167

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management
Date Prepared:	June 21, 2023	Phone No.:	(416) 397-0806

Purpose	To obtain authority to enter into a licence agreement (the "Licence") with Metrolinx for temporary access to the City-owned properties along the Finch West corridor, shown on Appendix 'A', for the purpose of completing certain works in connection with the Finch West Light Rail Transit Project (the "Project")
Property	Part of the properties located: 1) to the south of Finch Ave. W. legally described as Part Pcl Plan-8 Sect M1033 Block J Plan 66m1033 Township of York/North York, City Of Toronto, PIN 10247-0404 (Lt), shown as Parts 1-3 on the first sketch attached in Appendix "A"; 2) to the north of Finch Ave. W. legally described as Parcel A-1, Section M1691 Blk A, Plan M1691 Etobicoke, City of Toronto, PIN 07366-0146 (Lt), shown as Parts 1-3 on the second sketch attached in Appendix "A"; and 3) on the northwest Corner of Martin Grove Rd. and Finch Ave. W. legally described as Pcl A-1 Sec M1692 Blk A Plan M1692 Etobicoke, City of Toronto, PIN 07365-0023 (Lt), shown as Parts 1-3 on the third sketch attached in Appendix "A", (collectively, 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	Total revenue to be remitted to the City is \$300.00 (plus HST). The revenue will be directed to the 2023 Council Approved Operating Budget for Corporate Real Estate Management under cost centre FA1684 and functional area code 3220200000. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
Comments	Construction of the Project has resulted in elevation differences between certain properties along Finch Avenue West and the adjacent right-of-way. Metrolinx requires the Licence to reinstate the connection from the Licensed Areas to the right-of-way, including grading and walkway tie-ins, due to the elevation difference. The City has agreed to grant a temporary license to Metrolinx to enter and utilize the Licensed Areas to undertake these works. Any structures, equipment and chattels will be removed prior to the expiry of the licence term, and there will be no vehicle access permitted within the Licensed Areas. The proposed fee and other major terms and conditions of the Licence are considered to be fair, reasonable and reflective of market value.
Term	Term: Three (3) months commencing upon thirty (30) days' prior written notice Licence Fee: \$300.00 plus HST Use: Site grading and any ancillary work to facilitate the construction of the FWLRT project

Property Details	Ward:	7 – Humber River - Black Creek; 1 – Etobicoke North
	Assessment Roll No.:	Varies
	Approximate Size:	2.11 m x 1.06 m ± (6.92 ft x 3.48 ft ±); 2.55 m x 0.13 m ± (8.37 ft x 0.43 ft ±); 1.55 m x 4.1 m ± (5.08 ft x 13.45 ft ±)
	Approximate Area:	11 m ² ± (118.40 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/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/Licensors):</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/REOIs.</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:	Anthony Perruzza	Councillor:	Vincent Crisanti
Contact Name:	Matias de Dovitiis	Contact Name:	Amanda Da Costa
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> X E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Consulted	Comments:	Consulted

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Matt Paya	Contact Name:	Ciro Tarantino
Comments:	No objections	Comments:	No comments

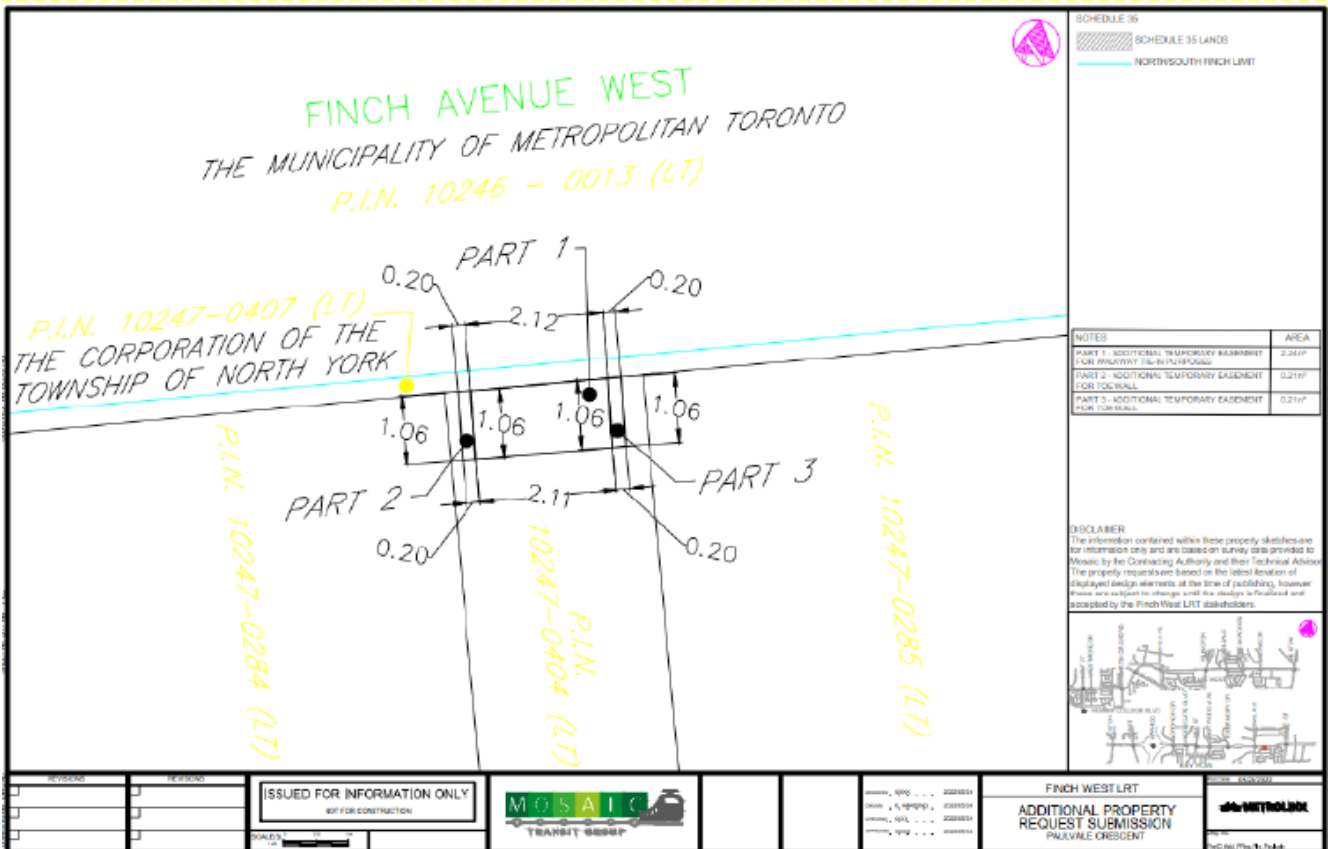
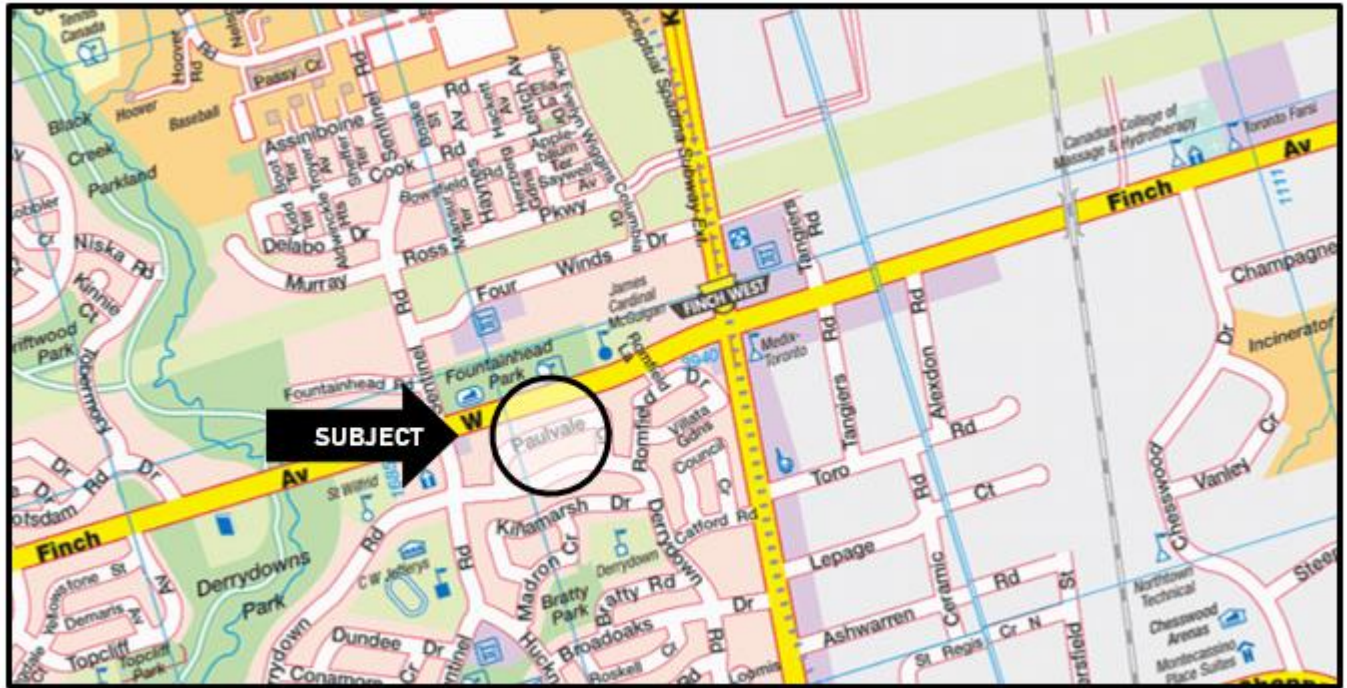
Legal Services Division Contact

Contact Name:	Gloria lee
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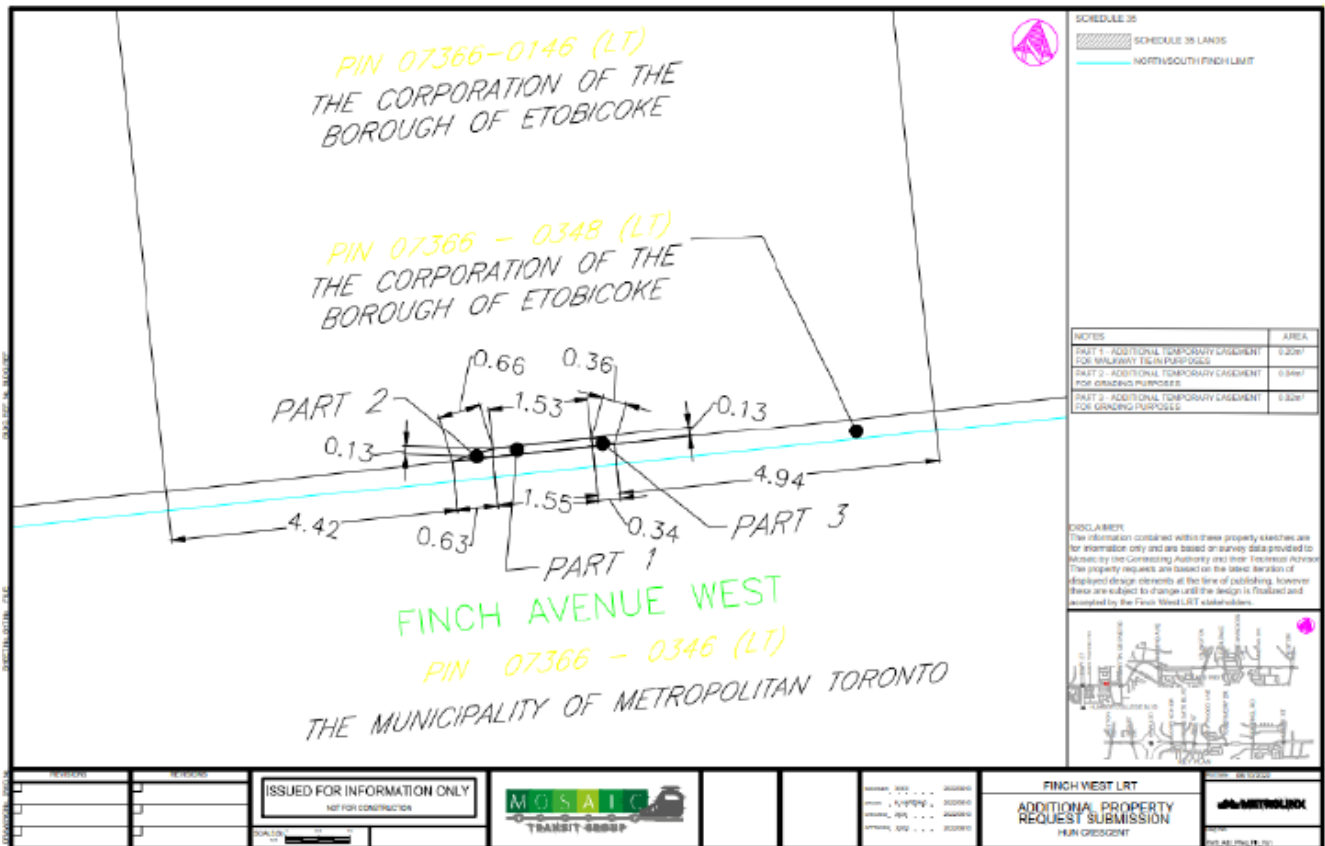
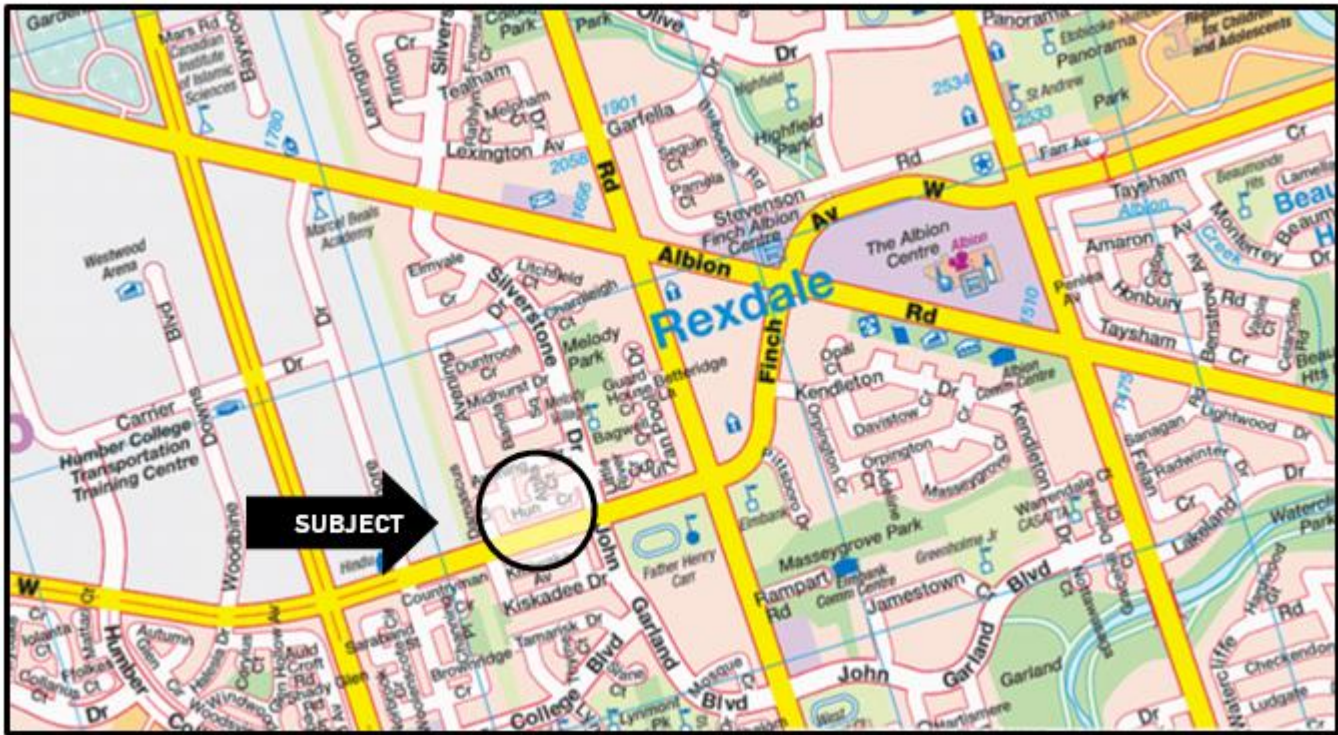
DAF Tracking No.: 2023-167	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	June 22, 2023	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 22, 2023	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

APPENDIX "A"
LOCATION MAPS & SKETCHES

Property # 1 – Paulvale Cres, Toronto - PIN 102470404



Property # 2 – Hun Crescent, Toronto - PIN 073660146



Property # 3 – Sultan Pool Drive, Toronto - PIN 073650023

