TRACKING NO.: 2023-247



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES MANAGER, REAL ESTATE SERVICES

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 Manager									
Date Prepared:	September 11, 2023	Phone No.:	(416) 397-7481							
Purpose Property	To obtain authority to enter into a temporary licence agreement with Metrolinx with respect to the property municipally known as 250 Fort York Boulevard for the purposes of exclusive and non-exclusive use of and access to its rail corridor (the "Licence Agreement"). Parts of the Fort York property, municipally known as 250 Fort York Boulevard, shown in Appendix "B", having a total area of approximately 3,625 square metres (the "Licensed Areas").									
Actions	 Authority be granted to enter into the Licence Agreement 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 \$90,060.27 (plus HST) for the initial one-year term. If Metrolinx exercises its option to extend for up to four years, the total revenue to the City will be \$360,241.08 (plus HST). The revenues will be directed to the 2023 Council Approved Operating Budget for Parks, Forestry and Recreation under cost centre P12642 and functional area code 1810400000. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.									
Comments	On December 15, 2021, City Council adopted Item EX28.12 titled "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs". Upon its adoption, the City and Metrolinx entered into a Master Agreement dated March 22, 2022, which included a schedule that outlined the process for real estate transactions related to GO Expansion projects (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City and Metrolinx to follow relating to the acquisition, ownership and disposition of real property between the parties, both temporary and permanent interests, required for the GO Expansion Project (the "Project").									
	Metrolinx requires access to its rail corridor from the Licensed Areas to transport equipment to perform due diligence work necessary in connection with the OnCorr component of the Project. The City has agreed to grant a temporary license to Metrolinx to enter and utilize the Licensed Areas to undertake these works. The site, if adversely affected, will be restored prior to the expiry of the term of the Licence Agreement, and there will be no vehicle parking permitted within the Licensed Areas. The terms and conditions of the Licence Agreement are substantially as provided in the Real Estate Protocol.									
	The proposed fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market value.									
Terms	Term: September 11, 2023 to September 10, 2024. Option to Extend: Three (3) for up to one year each. Licence Fee: \$90,060.27 plus HST. Use: temporary exclusive and non-exclusive use of and access to the rail corridor.									
Property Details	Ward: Ward 10 – Spadina-Fort York									
	1	19 04 041 090 001 00								
	Approximate Size:	Varies								
		3,625 m ² ± (39,016.48 ft ²	2 ±)							
		N/A	,							

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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:

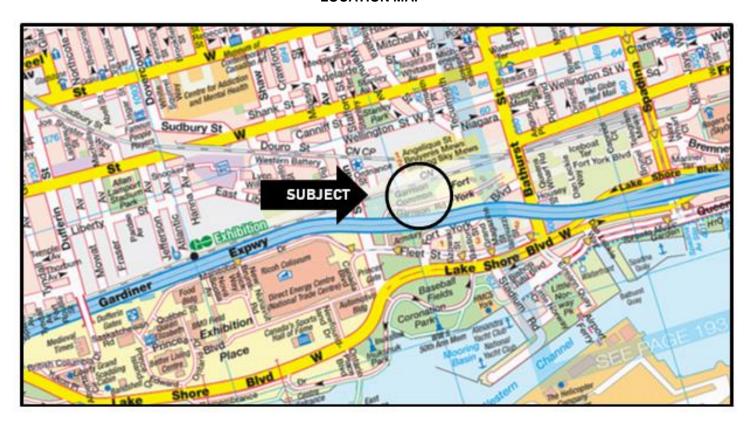
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval																	
X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property																	
Consultation with Councillor(s)																	
Councillor:	Ausma Malik								Councillor:								
Contact Name:	Marouan Malaeb-Proulx								Contact Name:								
Contacted by:		Phone	Х	E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:	Advised						Comments:										
Consultation with Divisions and/or Agencies																	
Division:	Parks, Forestry & Recreation						Division:	Fi	Financial Planning								
Contact Name:	Mark Ventresca							Contact Name:	Ciro Tarantino								
Comments:	Comments incorporated						Comments:	Concurs									
Legal Services Division Contact																	
Contact Name:	Lisa Davies																

DAF Tracking No.: 2023-247	Date	Signature
X Recommended by: Manager, Real Estate Services Vinette Prescott-Brown Approved by:	Sept 11, 2023	Signed By: Vinette Prescott-Brown
X Approved by: Director, Real Estate Services Alison Folosea	Sept 11, 2023	Signed By: Alison Folosea

APPENDIX "A"

LOCATION MAP



APPENDIX "B"

SKETCH OF LICENSED AREAS

