

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

TRACKING NO.: 2024-111

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management		
Date Prepared:	June 4, 2024	Phone No.:	416-397-0806		
Purpose	To obtain authority to enter into a licence extension and amending agreement with Metrolinx with respect to the property municipally known as 2855 Eglinton Avenue West, Toronto, for staging and construction of the Eglinton Crosstown Light Rail Transit Project (the "Licence Extension and Amending Agreement").				
Property	Portion of Keelesdale Park located at 2855 Eglinton Avenue West (the "Licensed Area") as shown on Appendix "A" and the parcel of land, shown as Part 4 on the draft R-plan in Appendix "B" (the "Added Licensed Lands").				
Actions	 Authority to be granted to enter into the Licence Extension and Amending Agreement with the Licensee, substantially on the terms and conditions outlined below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor. 				
Financial Impact	The City will receive an additional compensation equal to rental fee of alternative soccer field for the years 2022-2020 in the amount of approximately \$159,700; and licence fee in the amount of \$3,867 plus HST for the Added Licensed Lands to be directed to 2024 Council Approved Operating Budget for Parks, Forestry & Recreation under cost center P10916 and cost element 9020.				
	DAF and agrees with the financial impact information.				
Comments	Metrolinx has occupied a portion Keelesdale Park for staging and construction of the Eglinton Crosstown LRT (the "Project") pursuant to an Assignment and Assumption Agreement made September 4, 2019. The term of the Assumption Agreement expired on December 31, 2019. The City and Metrolinx entered into an extension agreement made March 18, 2021 (the "Extension Licence"), extending the Term until August 4, 2021 (collectively the "Licence"). Constuction on the Project is still ongoing and Metrolinx requested an extension to the Licence until October 31, 2024. Metrolinx has also included the Added Licensed Lands, which it occupied from July 24, 2015 to July 23, 2020.				
Terms	All terms and conditions of the Licence will remain unchanged, except for: Extended Term: 3 years, 2 months and 27 days from August 5, 2021 to October 31, 2024 Licence Fee for the Extended Term: \$159,700 (inclusive of HST) Added Licensed Lands Term: 5 years from July 24, 2015 to July 23, 2020. Licence Fee for Added Licensed Lands: \$3,867 plus HST				
Property Details	Mond	OF Varia Carris Ma			
Froperty Details	Ward:	05 – York South Wes	2011		
	Assessment Roll No.:				
	Approximate Size:	0.0052 : /07.574	0.42.)		
	Approximate Area:	$9,065 \text{ m}^2 \pm (97,574)$.ŏ I(^ ±)		
	Other Information:				

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit- Related Purposes Where City is Property Owner or Has Interest in Property Being	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
Expropriated:	(b) Request Hearings of Necessity.	(b) Request Hearings of Necessity.
	(c) Waive Hearings of Necessity.	(c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	Delegated to more senior positions.	Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Delegated to more senior positions.	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
 Transfer of Operational Management to Divisions, Agencies and Corporations: 	Delegated to more senior positions.	Delegated to more senior positions.
6. Limiting Distance Agreements:	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	(a) Where total compensation (including options/renewals) does not exceed \$50,000.	(a) Where total compensation (including options/renewals) does not exceed \$1 Million.
,	(b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.	(b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.
	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
10. Leases/Licences (City as Tenant/Licensee):	Where total compensation (including options/ renewals) does not exceed \$50,000.	Where total compensation (including options/ renewals) does not exceed \$1 Million.
11. Easements (City as Grantor):	Where total compensation does not exceed \$50,000.	(a) Where total compensation does not exceed \$1 Million.
	Delegated to more senior positions.	(b) When closing roads, easements to pre- existing utilities for nominal consideration.
12. Easements (City as Grantee):	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences
		(b) Releases/Discharges
		(c) Surrenders/Abandonments
		(d) Enforcements/Terminations (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates
		(f) Objections/Waivers/Cautions
		(g) Notices of Lease and Sublease (h) Consent to regulatory applications by City,
		as owner (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
		(j) Documentation relating to Land Titles applications
		(k) Correcting/Quit Claim Transfer/Deeds

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.

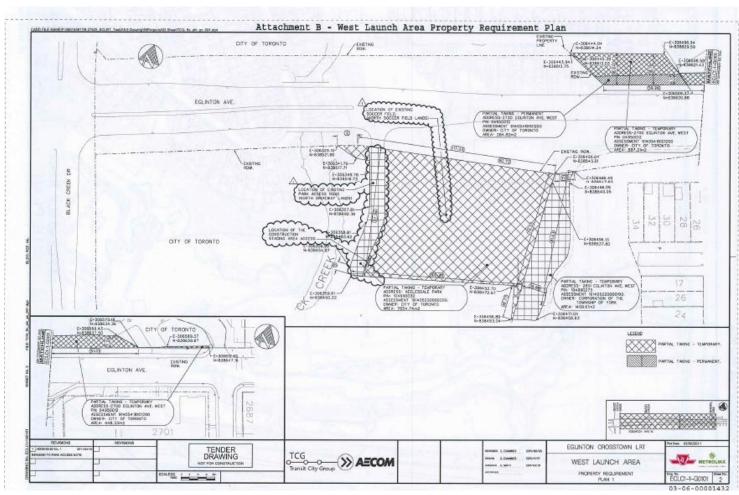
Pre-Condition to Approval							
X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property							
Consultation with Councillor(s)							
Councillor:	Frances Nunziata	Councillor:					
Contact Name:	Geno Orsi	Contact Name:					
Contacted by:	Phone E-Mail Memo Other	Contacted by:	Phone E-mail Memo Other				
Comments:	Advised	Comments:					
Consultation with Divisions and/or Agencies							
Division:	PF&R	Division:	Financial Planning				
Contact Name:	Tara Coley	Contact Name:	Ciro Tarantino				
Comments:	Included	Comments:	No issues				
Legal Services Division Contact							
Contact Name:	Gloria Lee						

DAF Tracking No.: 2024-111		Date	Signature
X Recommended by: Approved by:	Manager, Real Estate Services Vinette Prescott-Brown	June 5, 2024	Signed by Vinette Prescott-Brown
X Approved by:	Director, Real Estate Services Alison Folosea	June 10, 2024	Signed by Alison Folosea

Appendix "A"

Location Map and Property requirement Plan





Appendix "B"

Draft R-plan Added Licensed Lands (Part 4)

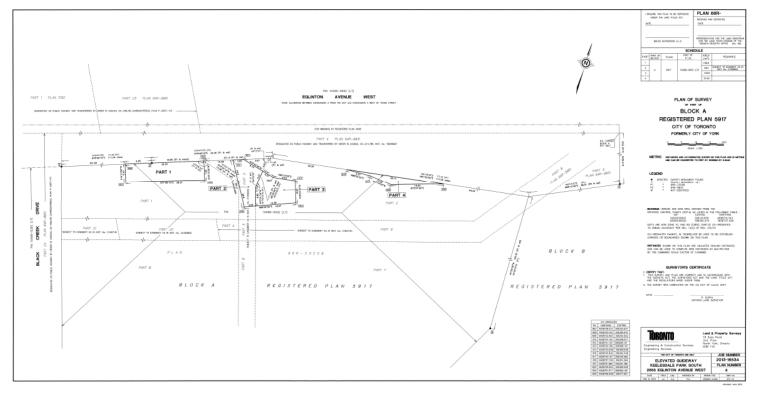


Figure 1 - Additional Licensed Lands