

DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
DIRECTOR, REAL ESTATE SERVICES

TRACKING NO.: 2024-267

Approved pursuant to the Delegated Authority contained in Item EX33.1 entitled "Implementation of the SmartTrack Stations Program and the Metrolinx Regional Express Rail Program" as adopted by City Council on April 24, 25, 2 and 27, 2018.

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management										
Date Prepared:	November 13, 2024	Phone No.:	416-397-0806										
Approval Authority	Deputy City Manager, Corporate Services ("DCM, CS") and the Director, Real Estate Services, severally, has approval authority to approve the disposal to Metrolinx of certain City property required for the implementation of the GO Expansion Project for nominal consideration, on terms satisfactory to the DCM, CS and in a form acceptable to the City Solicitor.												
Signing Authority	Deputy City Manager, Corporate Services and the Director, Real Estate Services, severally, has signing authority on behalf of the City for Documents required to implement matters for which he or she also has delegated approval authority.												
Purpose	To obtain authority to enter into a licence agreement with Metrolinx with respect to City-owned property located south of Davenport Rd and East of Wiltshire Ave for construction laydown area and access to install and provide water connection from an existing watermain for a new fire hydrant in connection with Davenport Diamond Grade Separation Project (the "Licence Agreement").												
Property	The property legally described as PCL 45-1 SEC M20; Firstly: PT LT 45 PL M20 Toronto; PT LT 46 PL M20 Toronto; PT LT 47 PL M20 Toronto; PT LT 64 PL M20 Toronto PT 1 R148; S/T B50437E; City Of Toronto, PIN 21325-0117 (the "Property"), as shown on the sketch in Appendix "A".												
Actions	1. Authority be granted to enter into the Licence Agreement with Metrolinx, substantially on the major 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	<p>The consideration for the Agreement is nominal. There is no financial impact resulting from this approval.</p> <p>Pursuant to Schedule "B" (Real Estate Protocol) contained in a master agreement between the City, the Toronto Transit Commission and Metrolinx for the implementation of the GO Expansion Program dated March 22, 2022, City properties not required for City purposes are transferred to Metrolinx for nominal consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>Metrolinx needs access to the Property for construction laydown area and access to install and provide water connection from an existing watermain for a new fire hydrant in connection with its GO Expansion Program. Toronto Water's staff have reviewed the terms and conditions of the Licence Agreement and have no objections.</p> <p>The major terms and conditions of the Licence Agreement are considered to be fair and reasonable.</p> <p>On June 26th, 2024, City Council adopted staff report EX15.2 titled "Priorities in Transit Expansion and Transit-Oriented Communities Projects". The report contained a recommendation that required Metrolinx to provide the City with certain information prior to completing any further real estate transactions involving City lands. The Transit Expansion (TE) Division has confirmed that the Ward Councillor is comfortable proceeding with this land transaction based on the information provided by Metrolinx about its mitigation efforts related to construction impact to residential tenants and businesses. Therefore, TE confirms that Metrolinx has satisfied the conditions set out in EX15.2 relating to the Property.</p>												
Terms	<p>Term: November 15, 2024, to April 30, 2024</p> <p>Options to Extend: 3 months upon 30 days' prior written notice before the expiry of the current term.</p> <p>Early Termination: Metrolinx has the right to terminate early with 10 days' prior notice to the City.</p> <p>Insurance: The provisions in Section 18 of the Master Agreement will apply to the Licence Agreement.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>09 - Davenport</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>190403202000800000</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>220 m² ± (2368 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	09 - Davenport	Assessment Roll No.:	190403202000800000	Approximate Size:		Approximate Area:	220 m ² ± (2368 ft ² ±)	Other Information:	
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Consultation with Councillor(s)																	
Councillor:	Alejandra Bravo						Councillor:										
Contact Name:	Wyndham Bettencourt-Mc-Carthy						Contact Name:										
Contacted by:	<input type="checkbox"/>	Phone	<input checked="" type="checkbox"/>	E-Mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	Contacted by:	<input type="checkbox"/>	Phone	<input type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other
Comments:	Advised						Comments:										
Consultation with Divisions and/or Agencies																	
Division:	Toronto Water /Transit Expansion						Division:	Financial Planning									
Contact Name:	Lawrence Shintani /Derrick Toigo						Contact Name:	Ciro Tarantino									
Comments:	No issues/Confirmed compliance with EX15.2						Comments:	No Issues									
Legal Division Contact																	
Contact Name:	Lisa Davies																

DAF Tracking No.: 2024-267		Date	Signature
<input checked="" type="checkbox"/>	Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Nov. 13, 2024	Signed by Vinette Prescott-Brown
<input type="checkbox"/>	Approved by:		
<input checked="" type="checkbox"/>	Approved by: Director, Real Estate Services Alison Folosea	Nov. 13, 2024	Signed by Alison Folosea

