

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

TRACKING NO.: 2024-210

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:	December 11, 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 Deputy City Manager, Corporate Services 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 transfer agreement with Metrolinx for the closed-up portion of Eglinton Avenue West and Croham Road required for the implementation of GO Expansion Program ((the "Agreement").		
Property	Part of the Road Allowance Between Concession 3, West of Yonge Street and Concession 3, From the Bay (Closed by By-law No. 386-2024), Geographic Township of York, City of Toronto, being a part of PIN 10491-0522 ((LT), designated as Part 1 on Plan 66R-31588, shown as Part 1 on the Reference Plan 66R-31588 in Appendix "A" (the "Property").		
Actions	1. Authority be granted to enter into the Agreement with the Metrolinx, 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	<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 GO Expansion Program (the "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 submitted a property request to the City to acquire the Property for construction of a pedestrian bridge, west island platform and right of way for the Caledonia GO station. The Property forms part of the rail corridor owned by Metrolinx.</p> <p>Pursuant to section 1.10 of the Toronto Municipal Code, Chapter 213, the proposed transaction is exempt from Article 1 of the chapter (sale and other disposition of land) given the lands are required by Metrolinx for the implementation of a "Transit Project". All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.</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>Area: 655 square metres.</p> <p>Purchase Price: Two dollars (\$2.00)</p> <p>Closing date: To be agreed upon between the parties.</p> <p>Property Closing Requirements & Sale Conditions: Metrolinx shall accept the Property in "as is" condition.</p>		
Property Details	Ward:	08 – Eglinton-Lawrence; 05 – York South-Weston	
	Assessment Roll No.:	N/A	
	Approximate Size:	20.1 m x 33.6 m ± (65.9 ft x 110.2 ft ±)	
	Approximate Area:	655 m ² ± (7,050 ft ² ±)	
	Other Information:	Closed Public Highway	

Consultation with Councillor(s)																	
Councillor:	Mike Cole							Councillor:	Frances Nunziata								
Contact Name:	Andy Stein							Contact Name:	Geno Orsi								
Contacted by:		Phone	<input checked="" type="checkbox"/>	E-Mail		Memo		Other	Contacted by:		Phone	<input checked="" type="checkbox"/>	E-mail		Memo		Other
Comments:	Advised							Comments:	Advised								
Consultation with Divisions and/or Agencies																	
Division:	Transportation Services /TE							Division:	Financial Planning								
Contact Name:	Mark Siu / Nadine Al Hajj							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.: 2024-210		Date	Signature
<input checked="" type="checkbox"/>	Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Dec. 12, 2024	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/>	Approved by: Director, Real Estate Services Alison Folosea	Dec. 20, 2024	Signed by Alison Folosea

Appendix "A"

Location Map and R-plan

