



# DELEGATED APPROVAL FORM

## DEPUTY CITY MANAGER, CORPORATE SERVICES

TRACKING NO.: 2025-027

Approved pursuant to the Delegated Authority contained in Item EX20.2 entitled "Advancing the SmartTrack Stations Program" as adopted by City Council on February 2, 3 and 5, 2021.

Prepared By:	Trixy Pugh	Division:	Real Estate Services										
Date Prepared:	January 21, 2025	Phone No.:	(416) 392-8160										
<b>Approval Authority</b>	<b>Deputy City Manager, Corporate Services ("DCM, CS") has approval authority to approve the disposal to Metrolinx of certain City property required for the implementation of the SmartTrack Stations Program for nominal consideration, on terms satisfactory to the DCM, CS and in a form acceptable to the City Solicitor.</b>												
<b>Signing Authority</b>	<b>Deputy City Manager, Corporate Services has signing authority on behalf of the City for Documents required to implement matters for which he or she also has delegated approval authority.</b>												
<b>Purpose</b>	To obtain authority to enter into a licence agreement with Metrolinx with respect to part of the property municipally known as 433 Eastern Avenue for the purposes of all works and uses required for the SmartTrack Stations Program (the "Licence").												
<b>Property</b>	Part of the property municipally known as 433 Eastern Avenue, being part of PIN 21077-0020(LT) as shown in Appendix "A".												
<b>Actions</b>	1. Authority be granted to enter into the Licence with Metrolinx, substantially on the major terms and conditions set out below and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
<b>Financial Impact</b>	There is no financial impact as licences are at nominal consideration in accordance with the Term Sheet attached to Item EX20.2 adopted by City Council on February 2, 3 and 5 2021 entitled <i>Advancing the SmartTrack Stations Program</i> .												
<b>Comments</b>	<p>Metrolinx requires the Licence for access to the lands adjacent to Booth Yard for construction of the East Harbour Transit Hub, and other development projects. As a result of the Licence, some parking spaces within the Property will be taken out of use. Metrolinx will be replacing the parking spaces in coordination with the City. Multiple City divisions who use the yard have been engaged and have no objections to the granting of the Licence.</p> <p>On June 26, 2024, City Council authorized 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>												
<b>Terms</b>	<p><b>Term:</b> Five (5) years with an option to extend for a further period of up to twelve (12) months upon ninety (90) days prior written notice</p> <p><b>Licensee:</b> Metrolinx with the right of access extended to Cadillac Fairview entities to access the lands for access purposes for the East Harbour redevelopment lands</p> <p><b>Fee:</b> Nominal consideration</p> <p><b>Parking Replacement:</b> Metrolinx agrees to replace parking spaces lost as a result of the Licence in nearby parking lots and to liaise with the City in order to ensure appropriate safety mechanisms are in place for City staff, including but not limited to, pavement markings and flag crew</p> <p><b>Early Termination:</b> Metrolinx has the option to terminate this Licence with 30 days' notice</p>												
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Ward:</b></td> <td>14 – Toronto Danforth</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>1904-07-1-140-00200</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>8.4 m x 151 m ± (840 ft x 15,100 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>1,359 m<sup>2</sup> ± (14,628 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	14 – Toronto Danforth	<b>Assessment Roll No.:</b>	1904-07-1-140-00200	<b>Approximate Size:</b>	8.4 m x 151 m ± (840 ft x 15,100 ft ±)	<b>Approximate Area:</b>	1,359 m <sup>2</sup> ± (14,628 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<b>Consultation with Councillor(s)</b>										
Councillor:	Paula Fletcher					Councillor:				
Contact Name:	Paula Fletcher					Contact Name:				
Contacted by:	<input type="checkbox"/> Phone	<input 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:				
<b>Consultation with Divisions and/or Agencies</b>										
Division:	PF&R, TS, TW, SWM, MLS, TE					Division:				
Contact Name:						Contact Name:				
Comments:	Incorporated into DAF					Comments:				
<b>Legal Division Contact</b>										
Contact Name:	Jennifer Davidson									

DAF Tracking No.: 2025-027	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Jan. 21, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Jan 21, 2025	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Jan. 21, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore	Jan 22, 2025	Signed by David Jollimore

## Appendix "A"

### Location Map and Aerial

