



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

TRACKING NO.: 2025-082

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:          | March 12, 2025  | Phone No.:  | 416-397-0806                     |
| <b>Purpose</b>          | To obtain authority to enter into a licence amending agreement (the "Licence Amending Agreement") with Metrolinx over a portion of the property municipally known as 640 Lansdowne Avenue to decrease the licensed area and to extend the term to accommodate the construction of long-term care units, affordable housing and a park on the remaining portion of the property.   |   |                                  |
| <b>Property</b>         | Part of 640 Lansdowne Avenue, being PIN No. 21330-0595 (LT) shown as Part 3 and 5 on Plan 66R-30573, City of Toronto (the "Licensed Premises"), as shown highlighted in orange on the drawing on Appendix 'A'.  |   |                                  |
| <b>Actions</b>          | 1. Authority be granted to enter into the Licence Amending 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.  |   |                                  |
| <b>Financial Impact</b> | <p>The City will receive the additional licence fee of \$91,118 (plus HST) for the revised term plus another \$330,600 (plus HST) if Metrolinx exercises the two (2) options to extend.</p> <p>All rental revenues will be directed to 2025 Approved Operating Budgets for the Housing Secretariat and Parks and Recreation Divisions, as outlined by the adoption of MM8.52 by City Council at its meeting on June 18 and 19, 2019.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>   |   |                                  |
| <b>Comments</b>         | <p>The City and Metrolinx entered into a licence agreement dated June 28, 2019 over a portion of 640 Lansdowne Ave for construction and laydown area to facilitate Metrolinx's GO Expansion Program, authorized by DAF 2019-174. The agreement was amended on March 10, 2021, authorized by DAF 2021-031, to include additional areas. A mixed-use building containing long term care beds and affordable rental homes for seniors, and a park (the "Construction Project") will be constructed on lands adjacent to the licensed area. A portion of the licensed area was required to accommodate the Construction Project. Pursuant to DAF 2022-226 dated July 19, 2023, the licensed area was reduced and the term of the agreement was revised to two years with two options to renew for two (2) additional terms of six months each.</p> <p>A further decrease to the licensed area is required to progress with the Construction Project. Metrolinx has agreed to the reduction in the licensed area, but require an extension to the term with two options to renew of up to six months each for the remaining area. The Licence Amending Agreement will include the terms shown below.</p> <p>The proposed licence fee and other amended terms are considered to be fair, reasonable and reflective of market rates.</p> |   |                                  |
| <b>Terms</b>            | <p>Revised Licensed Area: 4,328 square meters</p> <p>Revised Term: Two (2) years from January 1, 2025, to December 31, 2026</p> <p>Option to extend: Two (2) options for the period of six (6) months each on 60-days written notice.</p> <p>Licence fee: \$330,600 plus HST annually</p>   |   |                                  |
| <b>Property Details</b> | <b>Ward:</b>  | 09 - Davenport                                    |                                  |
|                         | <b>Assessment Roll No.:</b>   | Part of 19040312302400                            |                                  |
|                         | <b>Approximate Size:</b>  |   |                                  |
|                         | <b>Approximate Area:</b>  | 4,328 m <sup>2</sup> ± (46,586 ft <sup>2</sup> ±) |                                  |
|                         | <b>Other Information:</b>   |   |                                  |

| A.  | Manager, Real Estate Services<br>has approval authority for:  | Director, Real Estate Services<br>has approval authority for:  |
|---|---|--|
| <p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p> | <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> | <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input checked="" type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p> |

**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**

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

**Consultation with Councillor(s)**

|               |   |               |   |
|---------------|---|---------------|---|
| Councillor:   | Alejandra Bravo   | Councillor:   |   |
| Contact Name: | Wyndham Betencourt-McCarthy   | Contact Name: |   |
| Contacted by: | Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> | Contacted by: | Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/> |
| Comments:     | Advised   | Comments:     |   |

**Consultation with Divisions and/or Agencies**

|               |  |               |                           |
|---------------|--|---------------|---------------------------|
| Division:     | CreateTO/Housing Secretariat   | Division:     | <b>Financial Planning</b> |
| Contact Name: | Jason Slidders, Manager, Environmental Services /<br>Nuri Chang, Housing Development Officer | Contact Name: | Ciro Tarantino            |
| Comments:     | No objections  | Comments:     | Included                  |

**Legal Services Division Contact**


Contact Name: Lisa Davies

| DAF Tracking No.: 2025-082  | Date           | Signature                        |
|---|----------------|----------------------------------|
| <input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services<br>Vinette Prescott-Brown | March 14, 2025 | Signed by Vinette Prescott-Brown |
| <input type="checkbox"/> Approved by:   |                |                                  |
| <input checked="" type="checkbox"/> Approved by: Director, Real Estate Services<br>Alison Folosea           | March 17, 2025 | Signed by Alison Folosea         |

# Appendix "A"

Location Map and Reference plan.



 Licensed Premises

