



DELEGATED APPROVAL FORM

DEPUTY CITY MANAGER, CORPORATE SERVICES

TRACKING NO.: 2025-007

Approved pursuant to the Delegated Authority contained in Item CC27.6 entitled "Metrolinx-City of Toronto-Toronto Transit Commission Master Agreement for Light Rail Transit Projects" as adopted by City Council on October 30, 31 and November 1, 2012.

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management										
Date Prepared:	January 30, 2025	Phone No.:	416-397-0806										
Approval Authority	Deputy City Manager, Corporate Services ("DCM, CS") has approval authority to approve the disposal to Metrolinx of certain Transit Lands for nominal consideration, in accordance with the Real Estate principles identified in the Master Agreement, on terms satisfactory to the DCM, CS and in a form acceptable to the City Solicitor.												
Signing Authority	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.												
Purpose	To obtain authority to enter into licence extension agreements with Metrolinx over various properties identified in Appendix "A" in connection with the Eglinton Crosstown Light Rail Transit Project (collectively, the "Licence Extension Agreement").												
Property	Part of ten (10) properties as more particularly described in the chart shown in Appendix "A" and the location maps shown in Appendix "B" (collectively, the "Licensed Area").												
Actions	1. Authority be granted to enter into the Licence Extension Agreement with 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 considerations for the Licence Extension Agreement are nominal. There is no financial impact resulting from this approval.</p> <p>Pursuant to Schedule "F" (Real Estate Protocol) contained in a master agreement between the City, the Toronto Transit Commission and Metrolinx for the implementation of the Toronto Light Rail Transit Program dated November 28, 2012, temporary use property requirements 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>The City licensed to Metrolinx the Licensed Area to facilitate the construction of the Eglinton Crosstown Light Rail Transit Project (the "Project"), which are documented by the licence agreements, as extended from time to time, and authorized by the DAFs listed in Schedule "A".</p> <p>Due to a delay in completing the Project, Metrolinx requested another extension of the relevant licence terms for a term ending on June 30, 2025.</p> <p>On June 26, 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 Project is almost complete and the majority of the remaining transactions pertain to extensions of existing agreements or handover of City lands and/or infrastructure. The Transit Expansion Division ("TE") has advised that Metrolinx has previously provided details on business and community support/mitigation relating to the Project. Therefore, TE confirms that Metrolinx has satisfied the conditions set out in EX15.2 relating to the Property.</p>												
Terms	<p>Extended Terms: See chart in Appendix "A".</p> <p>Option to Extend: One (1) option to extend the term for six (6) months provided that Metrolinx is not in default of its obligations under the licence and has provided at least ten (10) business days' written notice to the City prior to the expiry of the current term.</p> <p>Early Termination: The notice period to exercise early termination right shall be amended from thirty (30) days to ten (10) business days.</p> <p>All other terms and conditions of the Licence Extension Agreement will remain the same during the extended term.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>05 - York-South Weston, 08 – Eglinton-Lawrence, 12 – Toronto-St. Paul's, 15 - Don Valley West, 16 - Don Valley East</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td>Shown in Appendix "A"</td> </tr> <tr> <td>Approximate Area:</td> <td>Various</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	05 - York-South Weston, 08 – Eglinton-Lawrence, 12 – Toronto-St. Paul's, 15 - Don Valley West, 16 - Don Valley East	Assessment Roll No.:		Approximate Size:	Shown in Appendix "A"	Approximate Area:	Various	Other Information:	
Ward:	05 - York-South Weston, 08 – Eglinton-Lawrence, 12 – Toronto-St. Paul's, 15 - Don Valley West, 16 - Don Valley East												
Assessment Roll No.:													
Approximate Size:	Shown in Appendix "A"												
Approximate Area:	Various												
Other Information:													

Consultation with Councillor(s)																	
Councillor:	Mike Cole/ Frances Nunziata / Josh Matlow						Councillor:	Rachel Chernos Lin / Jon Burnside									
Contact Name:	Andy Stein/ Geno Orsi / Andrew Athanasiu						Contact Name:	Rachael Hillier / Jim Murphy									
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 checked="" type="checkbox"/>	E-mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other
Comments:	Advised						Comments:	Advised									
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 Division Contact																	
Contact Name:	Gloria Lee																

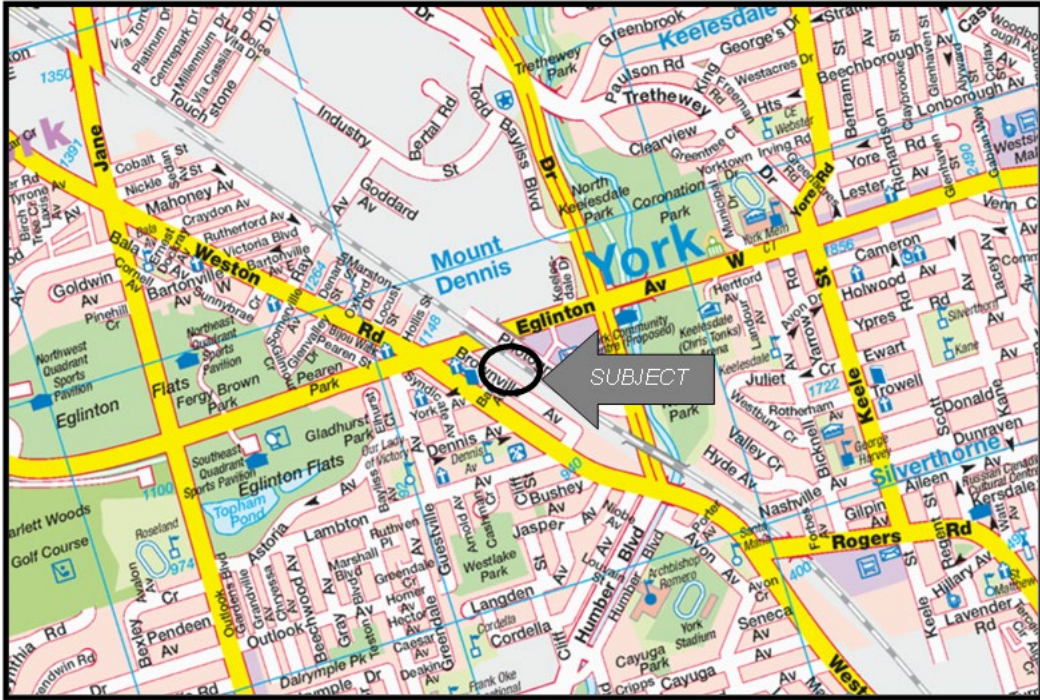
DAF Tracking No.: 2025-007	Date	Signature
Recommended by: Manager, Real Estate Services	Jan. 31, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services	February 11, 2025	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	February 18, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A"

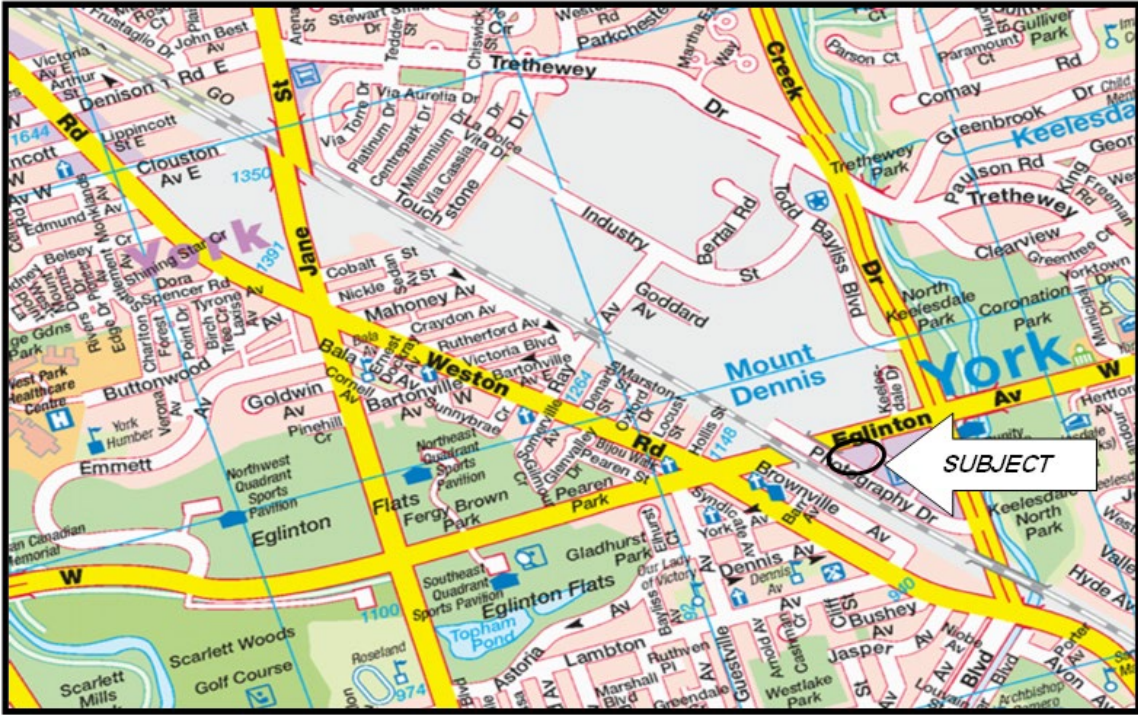
No.	Address/Location of the property	Legal Description	Approximate Licenced Area / Ward	Previous Authorities	Extended Term
1	117 Brownville Ave.	PT LT 63, LT 64, PT LT 65 on PL 1547 Township of York; PTS 1- 3 on Expropriation Plan 7296 (CY499517), being all of PIN 10503-0046(LT); shown as Part 1 on Dwg No. ETCLE1-1-5K-913_CTS	423 m2 ± Ward 5 - York South-Weston	DAFs: 2019-216 and 2023-079	1 year and 9 months October 1, 2023 - June 30, 2025
2	3501 Eglinton Ave. W.	Part of Block A, Plan 2008 Township of York, Part 4-6 and 12-22 Plan 64R-16308 and Part 3, Plan 64R-16471, City of Toronto, being all of PIN 10503-0096 (LT); shown as Parts 1, 4-9 on Plan 66R-28073 and Part 8 on Drawing No.1316471-6_CTS	4,677.4 m2 ± Ward 5 - York South-Weston	DAFs: 2015-069, 2018-221, 2020-315 & 2023-118	1 year and 9 months October 1, 2023 -June 30, 2025
3	North side of Eglinton Ave. W. & Photography Dr.	Parts 1 and 2 on the Plan No. 66R-28069, being part of PIN 10334-0619 (LT)	855 m2 ± Ward 5- York South-Weston	DAFs: 2015-176 & 2023-094	2 years and 9 months October 1, 2023 - June 30, 2025
4	2475 Eglinton Ave. W.	Part of Lots 611-612, Plan 1896, Township of York, as in CY254704 and CY257592 south of Part 4 on Plan 64R-1851; City of Toronto, being all of PIN 10487-0159 (LT)	1,498.70 m2 ± Ward 5- York South-Weston	DAF 2025-007	4 years, 8 months and 1 day October 31, 2020 – June 30, 2025.
5	320 Chaplin Cr.	Part of Lot 32, Plan 1044, designated as Part 1 on Plan 63R-1559, being all of PIN 21167-0202 (LT).	The entire property Ward 8 – Eglinton-Lawrence	DAF 2023-146	1 year and 9 months October 1, 2023 – June 30, 2025.
6	6 Gilgorm Rd.	Part of Lot 27, Plan 1044, as in CA422358, being all of PIN 21167-0199 (LT).	The entire property Ward 8 – Eglinton-Lawrence	DAF 2023-146	1 year and 9 months October 1, 2023 – June 30, 2025.
7	E.T. Seton Park (Part 2)	Part of Lot 10, Concession 3 From the Bay, Township of York as in TL40609, lying west of CPR Lands, being all of and shown as Part 6 on Draw. No. 2013-16476-1	2,396.2 m2 ± Ward 15 – Don Valley West	DAF 2015-179	Staircase Work: 5 years, 9 months, & 29 days July 2, 2019 – June 30, 2025. Trail Work: 4 years, 11 months, & 6 days July 25, 2020 – June 30, 2025.
8	770 Don Mills Rd. (S/W/C Don Mills Rd. & Eglinton E.)	Parts 4, 8 & 9 on plan 66R-30788, being part of PIN 10369-0143 (LT).	489.5 m2± Ward 16 - Don Valley East	DAFs: 2016-154, 2017-271	4 years, 11 months & 7 days July 24, 2020 – June 30, 2025
9	805 Don Mills Rd. (S/E/C Don Mills Rd. & Eglinton E.)	Part 2 on sketch 1-1-5K-109-OI & Part 4 on the dwg. RTI-ECL814 G2009, being part of PIN 10133-0057 (LT).	1,815 m2 ± Ward 16 - Don Valley East	DAFs: 2016-202 & DAF 2018-317	4 years, 10 months and 1 day August 31, 2020 – June 30, 2025
10	1075 Eglinton Ave W.	LTS 65, 66, 73, 74, PL 1103, PT LTS 16-21, PL 1103, PT LT 75, PL 1103 as in TB215681, being all of Part of PIN 10459-0146 (LT); shown as Parts 1 – 9 on Drawing No. ECLC1-15-K00523-R3.1, Part 1 on Drawing No. ECLC1-2A-SK001B and Parts 1-2 on Drawing No. ECLC1-15-K00523B-R3	200 m2 Ward 12 – Toronto-St. Paul's	DAFs: 2013-033, 2015-287	4 years, 7 months & 27 days November 4, 2020 – June 30, 2025

Appendix "B"
Location Maps & Sketches

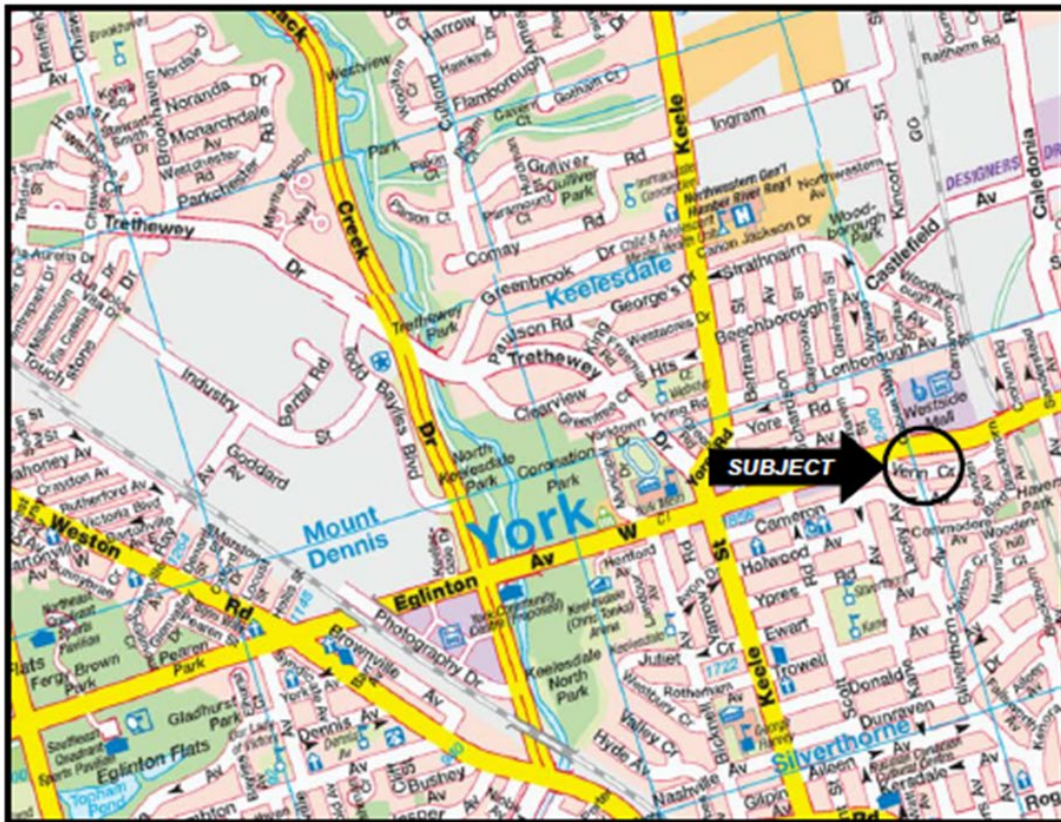
1. 117 Brownville Avenue



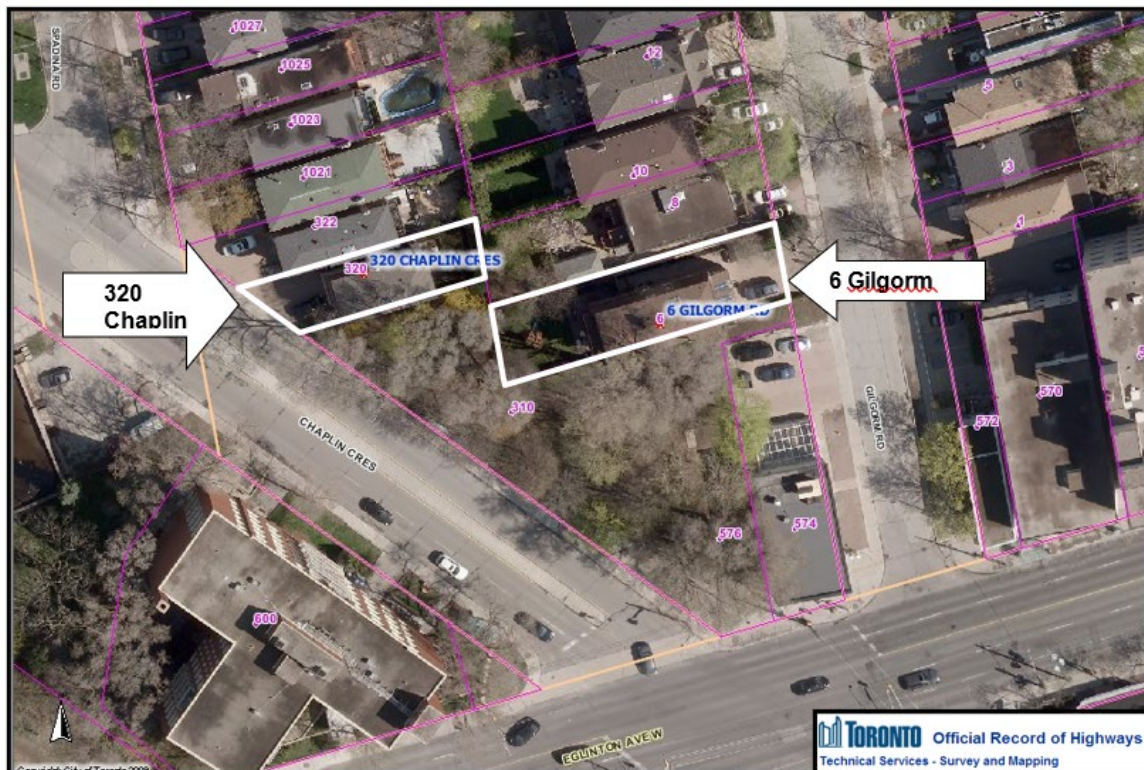
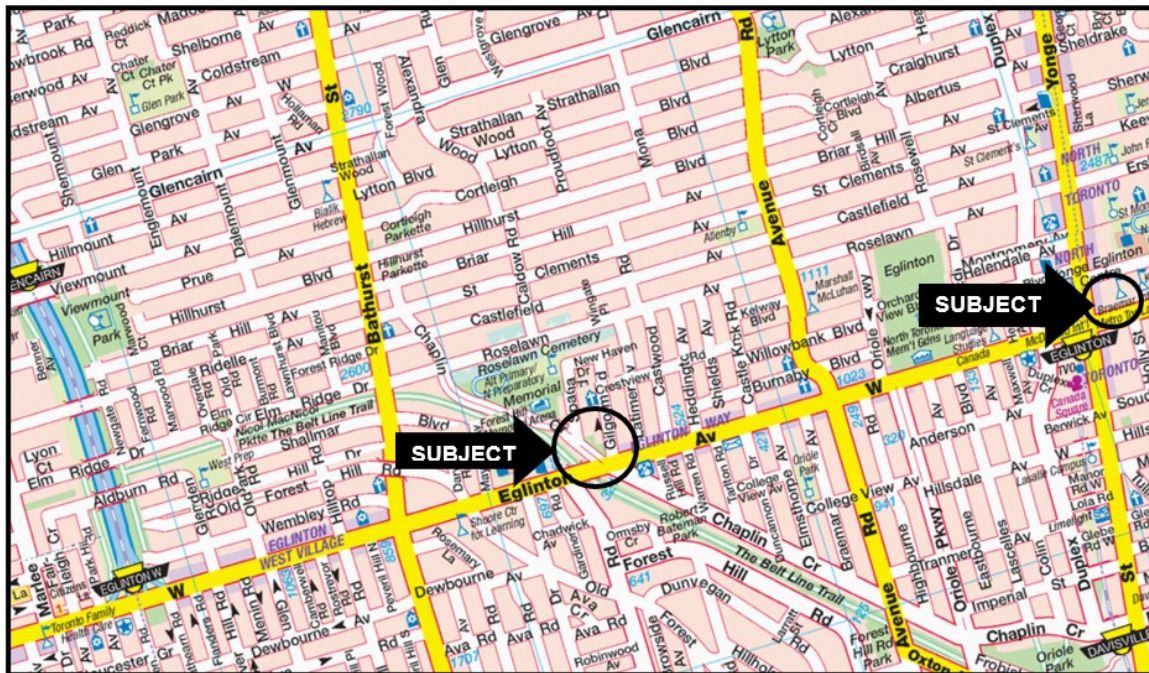
2. 3501 Eglinton Avenue West



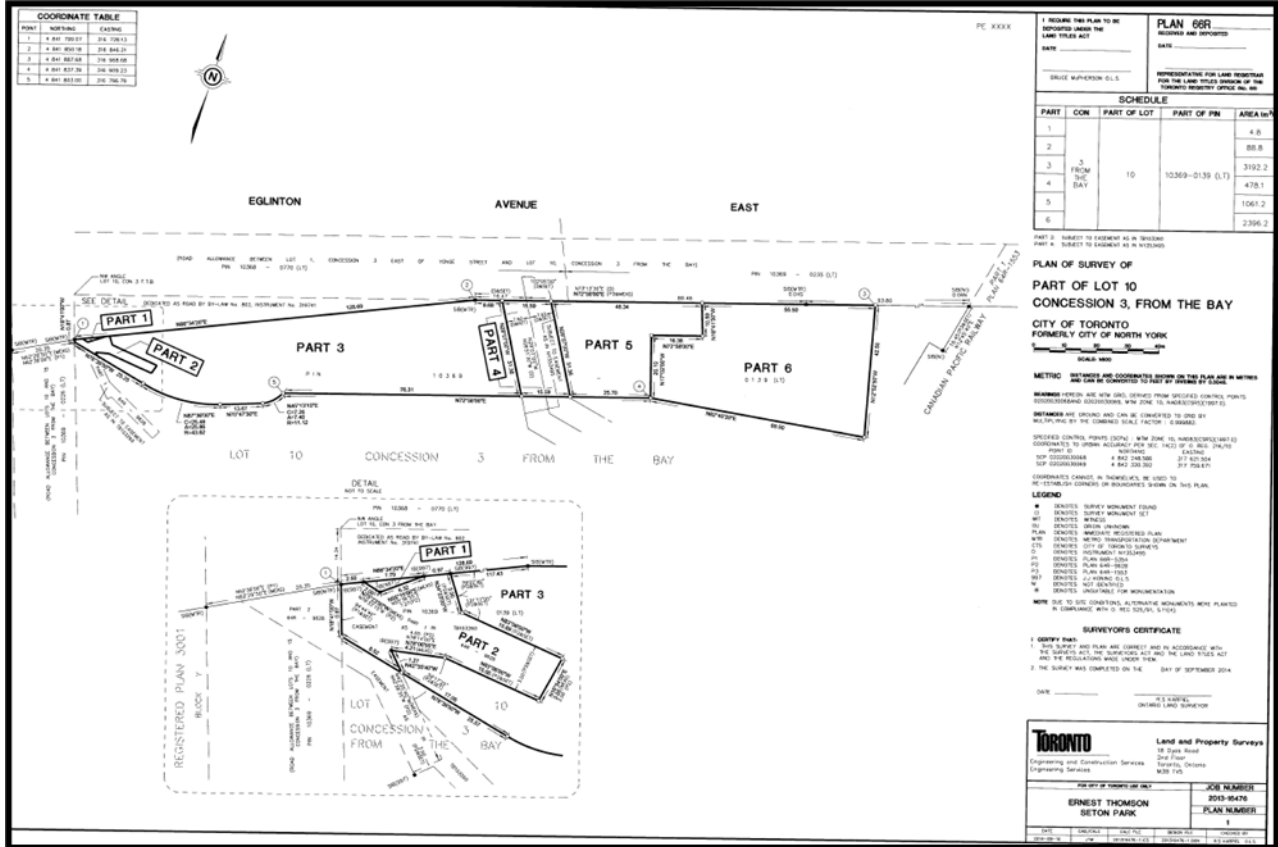
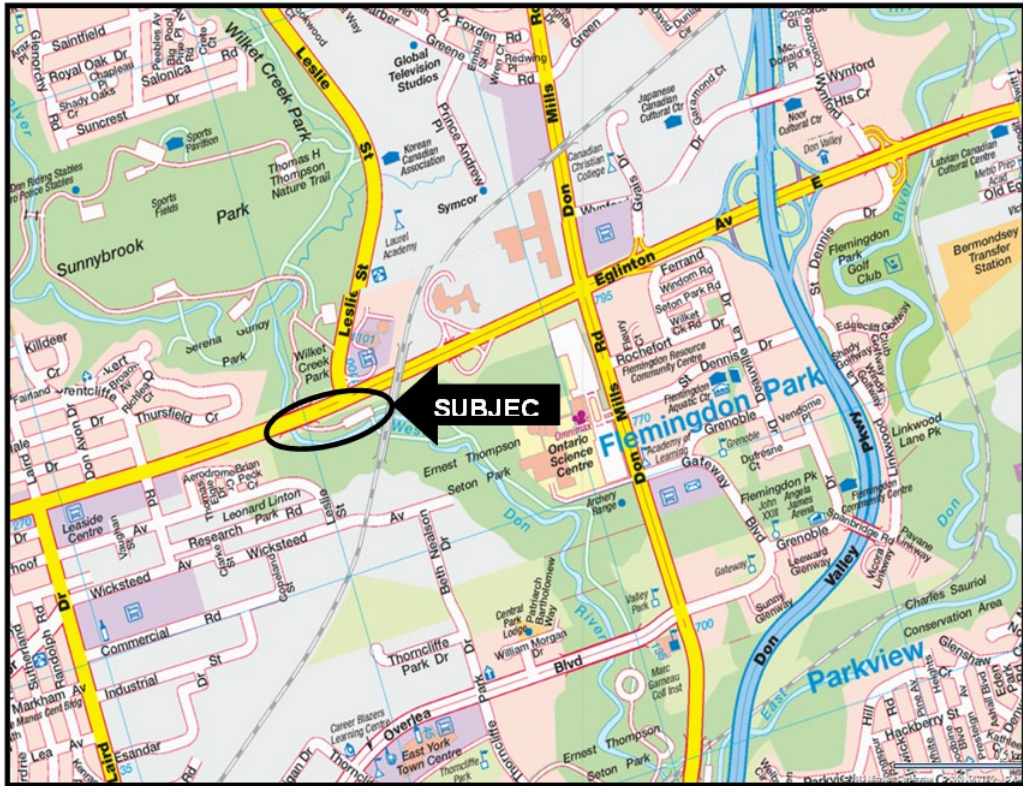
4. 2475 Eglinton Avenue West



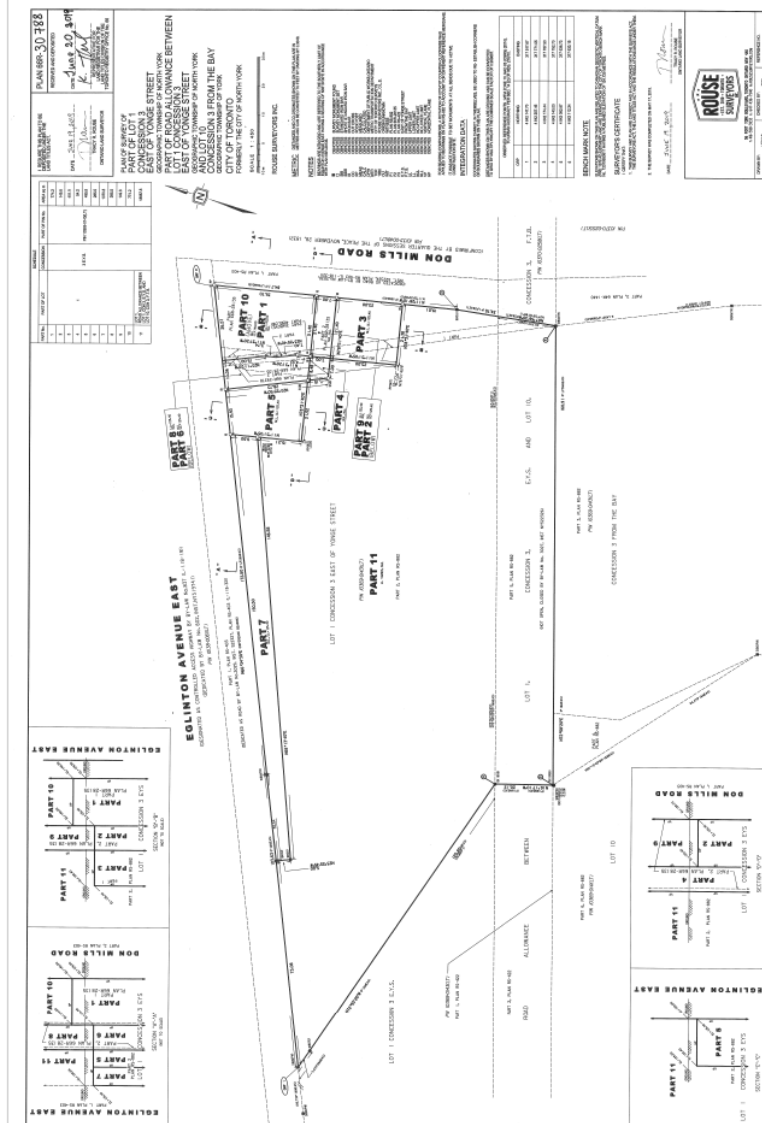
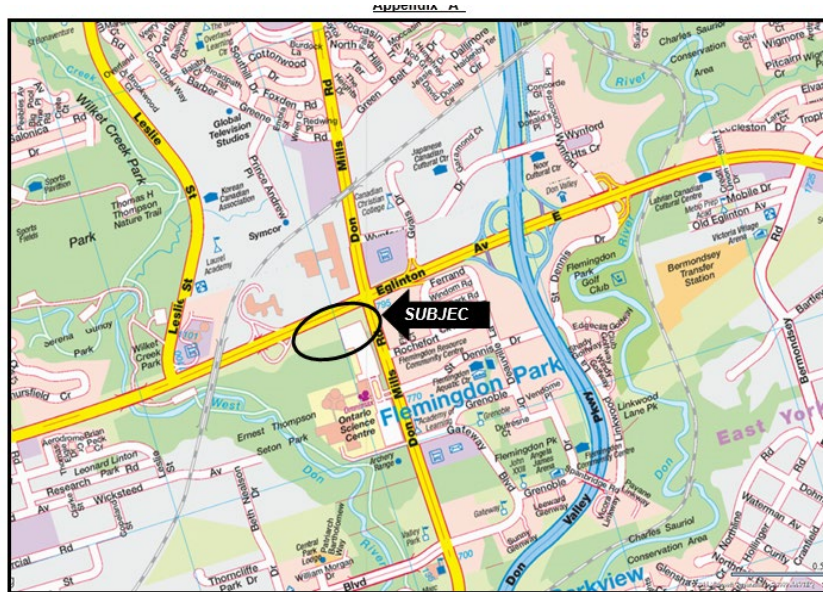
5. 320 Chaplin Crescent
6. 6 Gilgorm Road



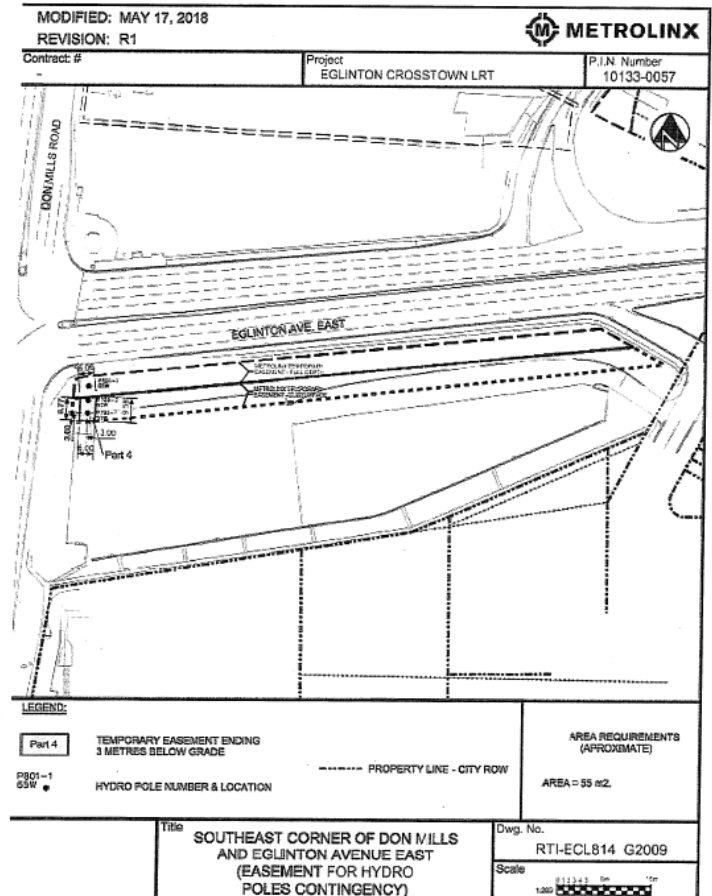
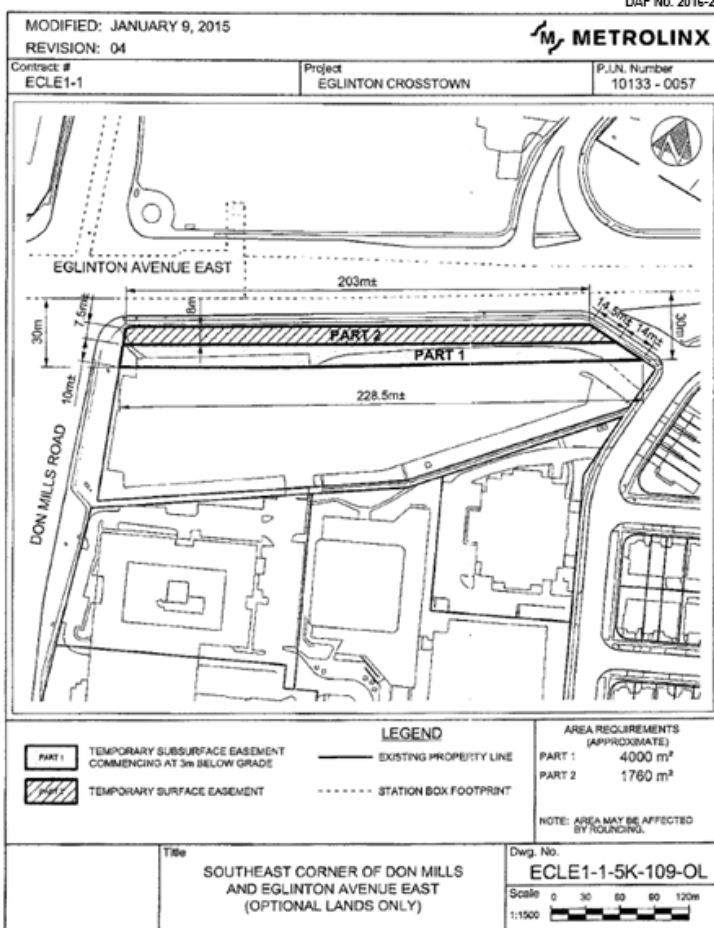
7. E.T. Seton Park - Part 2



8. 770 Don Mills Road - SW corner of Don Mills Road & Eglinton Avenue East



9. 805 Don Mills Road - SE corner of Don Mills Road & Eglinton Avenue East



10. 1075 Eglinton Avenue West

