



# DELEGATED APPROVAL FORM

## DEPUTY CITY MANAGER, CORPORATE SERVICES

TRACKING NO.: 2025-065

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:	Leila Valenzuela	Division:	Corporate Real Estate Management										
Date Prepared:	February 26, 2025	Phone No.:	(416) 392-7174										
<b>Approval Authority</b>	<b>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.</b>												
<b>Signing Authority</b>	<b>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.</b>												
<b>Purpose</b>	To obtain authority to enter into a licence agreement with Metrolinx with respect to part of the property at 25 Baylawn Drive required to facilitate the construction of the Finch Avenue East / Metrolinx rail corridor grade separation project (the "Agreement").												
<b>Property</b>	Part of East Highland Creek at 25 Baylawn Drive, legally described as Lot E & Lot F on Plan 8969; Part of Lot 27, Concession 3; Toronto, being part of PIN 06101-0229 (LT), as shown in Appendix "A".												
<b>Actions</b>	1. Authority be granted to enter into the 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.												
<b>Financial Impact</b>	The consideration for the Agreement is nominal. There is no financial impact resulting from this approval.												
<b>Comments</b>	<p>Pursuant to Schedule "B" (Real Estate Protocol) contained in the 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 required temporarily to build City Infrastructure are granted 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> <p>In connection with the GO Expansion Program/Grade Separation Project, Metrolinx is required to construct a new City stormwater infrastructure at the Property to provide drainage of the future below-grade portion of Finch Avenue East.</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 Metrolinx has provided satisfactory information about its mitigation efforts related to construction impact to residential tenants and businesses, which satisfies the conditions set out in EX15.2 relating to the Property.</p> <p>The terms and conditions of the Agreement are substantially the same as provided in the form appended to the Real Estate Protocol.</p>												
<b>Terms</b>	<p><b>Term:</b> Two (2) years from March 3, 2025 to February 28, 2027</p> <p><b>Option to extend:</b> Further period up to six (6) months</p> <p><b>Use:</b> All works and uses in connection with the Project, including, without limitation, the installation of three (3) boreholes to complete a Phase II Environmental Site Assessment, perimeter site fencing, erosion control measures, tree clearing/protection, installation of a new storm sewer line and headwall, existing headwall decommissioning, landscaping and restoration, and all related work and in accordance with approved landscaping planting plan and construction work plan.</p>												
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>22 – Scarborough Agincourt</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>190111219001000</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>42.3 m x 62.7 m ± (455.3 ft x 675 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>±2,641.95 m<sup>2</sup> ± (28,437.71ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	22 – Scarborough Agincourt	<b>Assessment Roll No.:</b>	190111219001000	<b>Approximate Size:</b>	42.3 m x 62.7 m ± (455.3 ft x 675 ft ±)	<b>Approximate Area:</b>	±2,641.95 m <sup>2</sup> ± (28,437.71ft <sup>2</sup> ±)	<b>Other Information:</b>	
<b>Ward:</b>	22 – Scarborough Agincourt												
<b>Assessment Roll No.:</b>	190111219001000												
<b>Approximate Size:</b>	42.3 m x 62.7 m ± (455.3 ft x 675 ft ±)												
<b>Approximate Area:</b>	±2,641.95 m <sup>2</sup> ± (28,437.71ft <sup>2</sup> ±)												
<b>Other Information:</b>													

<b>Consultation with Councillor(s)</b>									
Councillor:	Nick Mantas					Councillor:			
Contact Name:	Joanne Fusillo Ademaj					Contact Name:			
Contacted by:	<input type="checkbox"/>	Phone	<input checked="" type="checkbox"/>	E-Mail	<input type="checkbox"/>	Memo	<input type="checkbox"/>	Other	
Comments:	Advised					Comments:			
<b>Consultation with Divisions and/or Agencies</b>									
Division:	TW/TS/P&R/TE					Division:	<b>Financial Planning</b>		
Contact Name:	R. Mirtorabi/Mark Siu/Sandra Neal/Alaka Ghosh					Contact Name:	Ciro Tarantino		
Comments:	No objection					Comments:	Concurs with the financial impact		
<b>Legal Division Contact</b>									
Contact Name:	Lisa Davies								

<b>DAF Tracking No.: 2025-065</b>	<b>Date</b>	<b>Signature</b>
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Feb. 27, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Alison Folosea</b>	Feb 28, 2025	Signed by Alison Folosea

# Appendix "A"

## Location Map and Licensed Area

