



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

TRACKING NO.: 2025-081

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Leila Valenzuela	Division:	Corporate Real Estate Management
Date Prepared:	April 16, 2025	Phone No.:	(416) 392-7174
Purpose	To obtain authority to enter into a Section 30 Agreement with Metrolinx ("Section 30 Agreement"), to sell a portion of the property municipally known as 12 and 12R Strachan Avenue to Metrolinx ("Fee Simple Lands"), to convey a permanent easement over a portion of 12R Strachan Avenue to Metrolinx ("Permanent Easement"), to repurchase from Metrolinx a part of the Fee Simple Lands (the "Subject Lands"), and to convey to Metrolinx a permanent easement over the Subject Lands ("Additional Easement") (collectively, the "Transaction"), all as required to facilitate the construction of a step-up substation in conjunction with the Ontario Line Project (the "Project").		
Property	<p>Portions of 12 and 12R Strachan Avenue, in the City of Toronto being part of PIN 21299-0168 (LT), legally described as Part of Block 14 on Plan Ordnance Reserve, Toronto as in OJ52416 except Plan D1444; Part Parcel 2 Plan 1101, Toronto, Parts 1, 2, 3 63R-4585, as shown on the Location Map in Appendix "A", Reference Plan 66R-34440 attached as Appendix "B" and Subject Lands sketch attached as Appendix "C". The lands subject to this Transaction are comprised of:</p> <ol style="list-style-type: none"> 1. Fee Simple Lands: Parts 1, 8 and 9 on Reference Plan 66R-34440; 2. Permanent Easement Lands: Parts 3 and 4 on Reference Plan 66R-34440; 3. Subject Lands: Part 10 on the Subject Lands Sketch attached as Appendix D; and 4. Additional Easement Lands: same as the Subject Lands. 		
Actions	<ol style="list-style-type: none"> 1. Authority be granted to accept and execute the Section 30 Agreement, substantially on the major terms and conditions set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor; 2. Authority be granted to the City Solicitor and her delegates to conduct all acts necessary, including, without limitation, to prepare and register an application to partially release Instruments WF47813 and CA531778 from title of the Property, due to the merger of the City's easement interest with the City's ownership interest, if the Executive Director, Corporate Real Estate Management and the appropriate Engineering and Construction Services staff find this release to be advisable; 3. Authority be granted to the City Solicitor and her delegates to conduct all acts necessary, including, without limitation, to contact the easement holder and other interested parties for a consent to release, to prepare and register an application to delete Instrument CA57958 from title of the Property, if the interested parties confirmed that the easement had expired; and 4. A portion of the proceeds of the Transaction be directed to fund any outstanding expenses related to the completion of the Transaction. 		
Financial Impact	<p>The City will receive revenue in the amount of \$2,286,522.36 (exclusive of HST and other applicable taxes), for the sale of the Fee Simple Lands and the conveyance of the Permanent Easement to Metrolinx. The City will pay \$170.00 per square foot (exclusive of HST) to Metrolinx for the repurchase of the Subject Lands, and receive a compensation of \$85.00 per square foot (exclusive of HST) from Metrolinx for the subsequent conveyance of the Additional Easement to Metrolinx, all subject to the usual closing costs and the usual closing adjustments. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the Transaction.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>Metrolinx currently has a licence with the City to enter and utilize the City-owned lands south of the rail corridor, west of Strachan Avenue, including lands under the Gardiner Expressway and a portion of Exhibition Place north of Manitoba Drive, as approved by DAF 2022-294.</p> <p>The licence agreement contemplates future permanent requirements. Metrolinx now requests the acquisition of the Fee Simple Lands for the construction of a step-up sub station (SUSS) and a permanent easement over the Permanent Easement Lands for access to the SUSS.</p> <p>Comments and Terms are continued on page 4.</p>		
Property Details	Ward:	10 – Spadina Fort York	
	Assessment Roll No.:	12 Strachan Ave: 19 04 041 050 001 00 12R Strachan Ave: 19 04 041 040 008 00	
	Approximate Area:	Fee Simple Lands: 1,443.3 m ² ± (15,535.6 ft ² ±) Permanent Easement Lands: 16.8 m ² ± (180. ft ² ±)	
	Other Information:		

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services 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 & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input checked="" type="checkbox"/> Where total compensation does not exceed \$3 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 type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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; 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B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Councillor Malik	Councillor:	
Contact Name:	Tom Davidson	Contact Name:	
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 type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Exhibition Place, ECS, TE	Division:	Ciro Tarantino
Contact Name:	Don Boyle/Tony Porter, J. Hayward, Julia Murnaghan	Contact Name:	Financial Planning
Comments:	No objections	Comments:	No concerns with the Financial Impact

Legal Services Division Contact

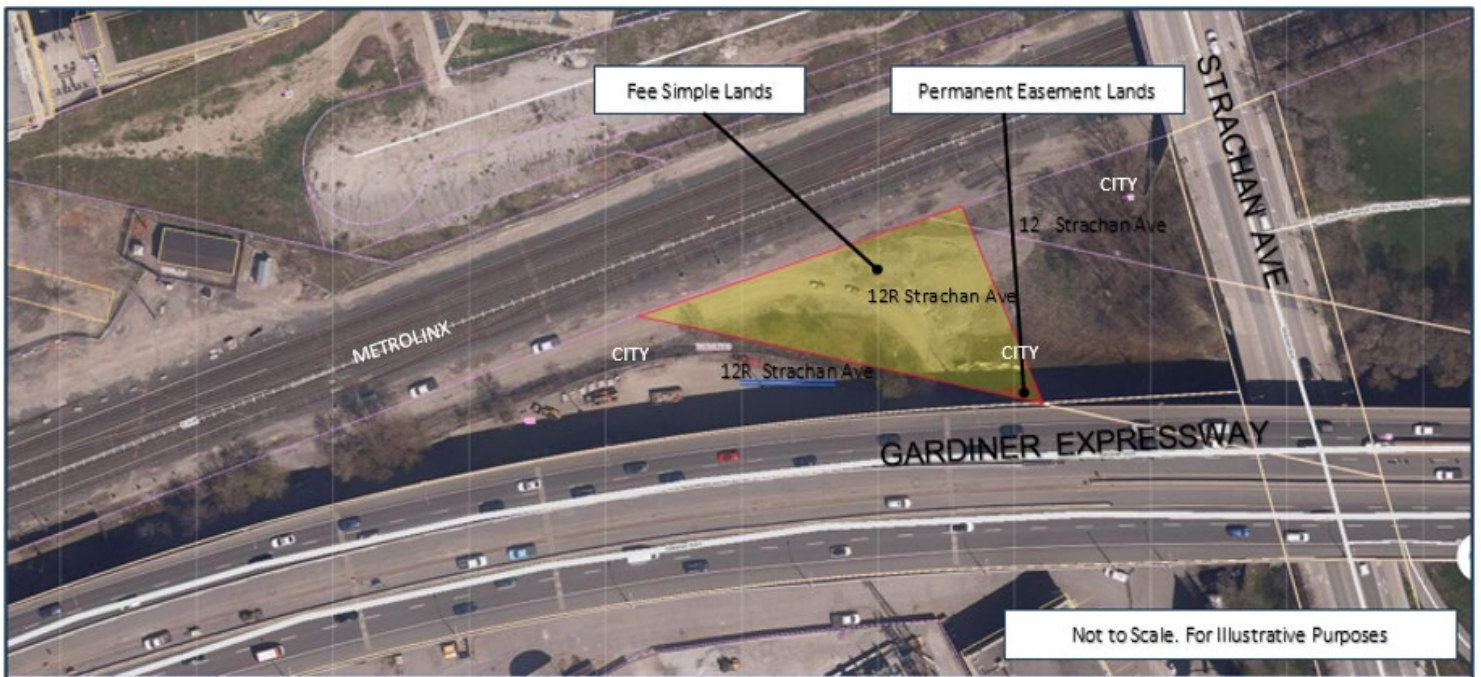
Contact Name:	Michelle Xu
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DAF Tracking No.: 2025-081	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 17, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	April 22, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	April 22, 2025	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Comments Cont'd	<p>Due to oversight, the Fee Simple Lands as depicted in Reference Plan 66R34440 included lands that should have been retained by the City, and due to Metrolinx's construction time constraint, City staff have agreed to complete the transfer of the Fee Simple Lands and Permanent Easement to Metrolinx, with an obligation on Metrolinx to prepare and deposit a new reference plan on title of the Fee Simple Lands at Metrolinx's cost, and subsequently convey the Subject Lands back to the City (immediately follow by a transfer of the Additional Easement from the City to Metrolinx) within 120 days of the transfer of the Fee Simple Lands.</p> <p>Staff from Exhibition Place, Transportation Services, Engineering & Construction Services, and the Transit Expansion Office have been consulted and have no objections.</p> <p>As per Chapter 213-1.10 of the Toronto Municipal Code, Transit Projects are exempted from Article 1 of the same Chapter requiring declaration of surplus for disposal of lands.</p> <p>On June 26th, 2024, the 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 Transaction is considered fair, reasonable and reflective of market value, and it is recommended for acceptance substantially on the major terms and conditions set out below</p>																																		
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Appendix "A"

Location Map



Appendix "C"

Subject Lands depicted as dark green on the below Drawing

