



# DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-112

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management										
Date Prepared:	April 25, 2025	Phone No.:	(416) 392-8160										
<b>Purpose</b>	To obtain authority to enter into an amending agreement (the "Agreement") with Metrolinx to amend certain terms of the license agreement for lands in the Walmsley Brook Crossing and Don Valley Crossing within the Thorncliffe Area in connection with the construction of the Ontario Line Project (the "Project").												
<b>Property</b>	Additional lands located in the Thorncliffe Area, being part of PINs 10369-0225 (LT) and 10382-0123 (LT) (the "Properties"), as shown on the Location Map attached as in Appendix "A" and in the Property Plates sketches attached as Appendix "B".												
<b>Actions</b>	Authority be granted to enter into the Agreement 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>	<p>Under the terms of the existing Licence, the City was to receive total licence fee revenues of \$6,907,996 (plus HST) over the thirty five (35) month term. Additional licence fee receivable from the properties included in the Agreement will result in the City receiving an additional \$26,786 (plus HST) for 2025, with a total licence fee revenue of \$6,934,782 (plus HST).</p> <p>Revenues received for PIN 10369-0225 will be directed to the 2025 Approved Operating Budget for Parks &amp; Recreation under cost centre P00147 and function area code 1820100000 and will be included in future operating budget submissions for Council consideration.</p> <p>Revenues received for PIN 10382-0123 will be directed to the 2025 Approved Operating Budget for Corporate Real Estate Management under cost centre FA1474 and will be included in future operating budget submissions for Council Consideration.</p> <p>Additional revenue remitted to the City for 2025 is set out below:</p> <table border="1"> <thead> <tr> <th>PIN</th><th>Amount (plus HST)</th></tr> </thead> <tbody> <tr> <td>10369-0225</td><td>\$15,373</td></tr> <tr> <td>10382-0123</td><td>\$11,413</td></tr> </tbody> </table> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			PIN	Amount (plus HST)	10369-0225	\$15,373	10382-0123	\$11,413				
PIN	Amount (plus HST)												
10369-0225	\$15,373												
10382-0123	\$11,413												
<b>Comments</b>	<p>The City and Metrolinx entered into a licence agreement (the "Licence") dated February 13, 2023, authorized by Delegated Approval Form No. 2023-046 for works in connection with the construction of the Ontario Line. The form of the Licence is substantially in the form appended to the Real Estate Protocol. Metrolinx requires an amendment to the Licence to add lands, scope of works and to update the licence fees. Staff from Parks &amp; Recreation, Toronto Water and Toronto and Region Conversation Authority have no objections to the amendment.</p> <p>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 Properties.</p> <p>The proposed licence fee and other major terms and conditions of the Licence are considered to be fair, reasonable and reflective of market rates.</p>												
<b>Terms</b>	All other terms and conditions of the Licence will remain the same.												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td><td>15 – Don Valley West</td></tr> <tr> <td><b>Assessment Roll No.:</b></td><td></td></tr> <tr> <td><b>Approximate Size:</b></td><td></td></tr> <tr> <td><b>Approximate New Area:</b></td><td>4,896.5 m<sup>2</sup> ± (52,705.5 ft<sup>2</sup> ±)</td></tr> <tr> <td><b>Other Information:</b></td><td></td></tr> </table>			<b>Ward:</b>	15 – Don Valley West	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>		<b>Approximate New Area:</b>	4,896.5 m <sup>2</sup> ± (52,705.5 ft <sup>2</sup> ±)	<b>Other Information:</b>	
<b>Ward:</b>	15 – Don Valley West												
<b>Assessment Roll No.:</b>													
<b>Approximate Size:</b>													
<b>Approximate New Area:</b>	4,896.5 m <sup>2</sup> ± (52,705.5 ft <sup>2</sup> ±)												
<b>Other Information:</b>													

A.	City Manager has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.
3. Issuance of RFPs/REOIs:	<b>Request/waive hearings of necessity delegated to less senior positions.</b>
4. Permanent Highway Closures:	<b>Delegated to less senior positions.</b>
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<b>Delegated to less senior positions.</b>
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<b>Delegated to less senior positions.</b>
9. Leases/Licences (City as Landlord/Licensor):	<input checked="" type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million. <b>Leases/licences for periods up to 12 months at less than market value delegated to less senior positions.</b> <b>Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.</b>
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. <b>Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.</b>
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<b>Delegated to less senior positions.</b>

**B. City Manager has signing authority on behalf of the City for:**

- Documents required to implement matters for which this position also has delegated approval authority.

**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:	Rachel Chernos Lin	Councillor:	
Contact Name:	Rachel Chernos Lin	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:	P&R, TRCA, TW, TE	Division:	<b>Financial Planning</b>
Contact Name:		Contact Name:	Ciro Tarantino
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF

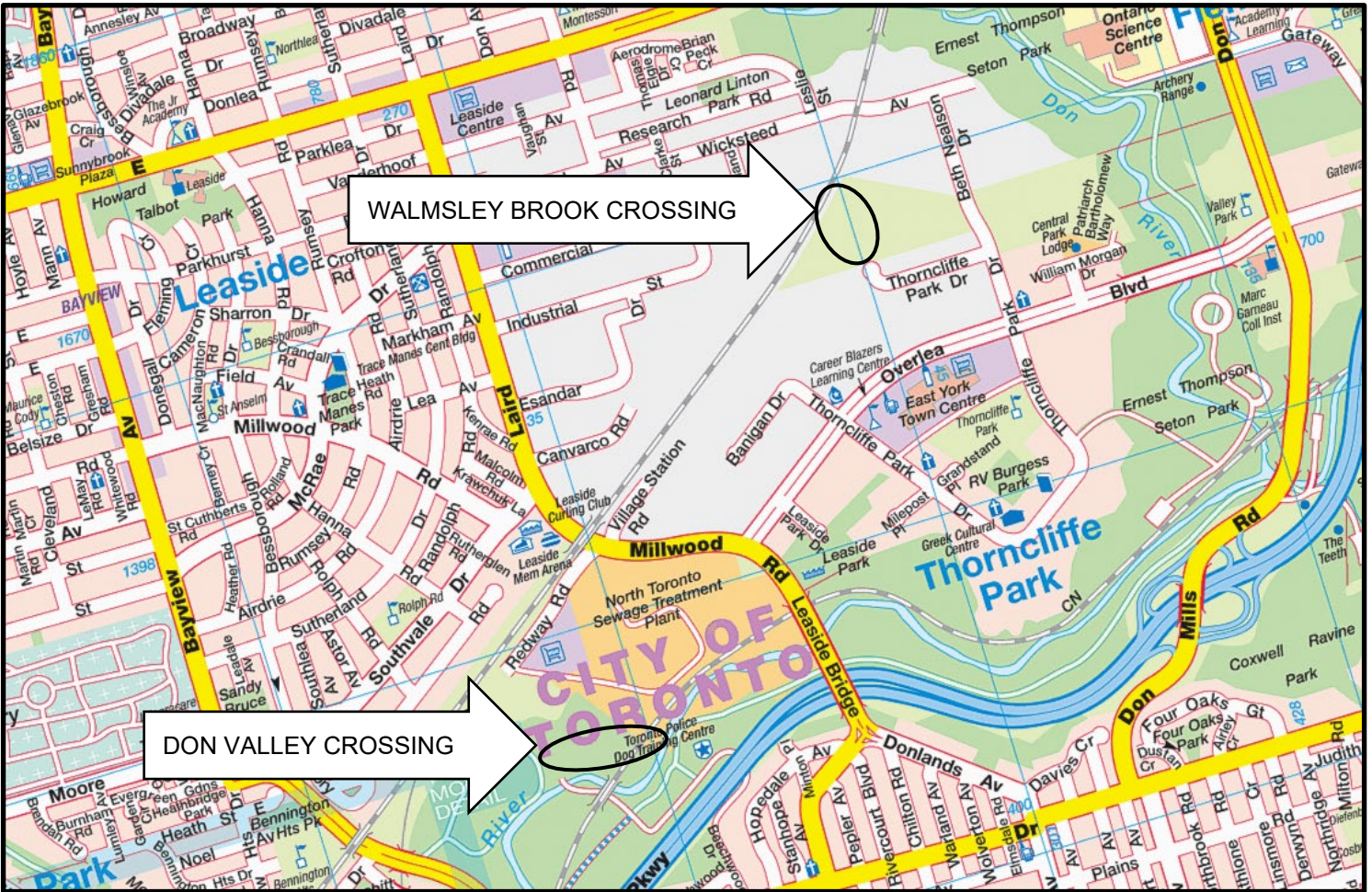
**Legal Services Division Contact**

Contact Name:	Michelle Xu
---------------	-------------

DAF Tracking No.: 2025-112	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 29, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	May 2, 2025	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	May 2, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	May 12, 2025	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	May 14, 2025	Signed by Paul Johnson

# Appendix "A"

## Location Map

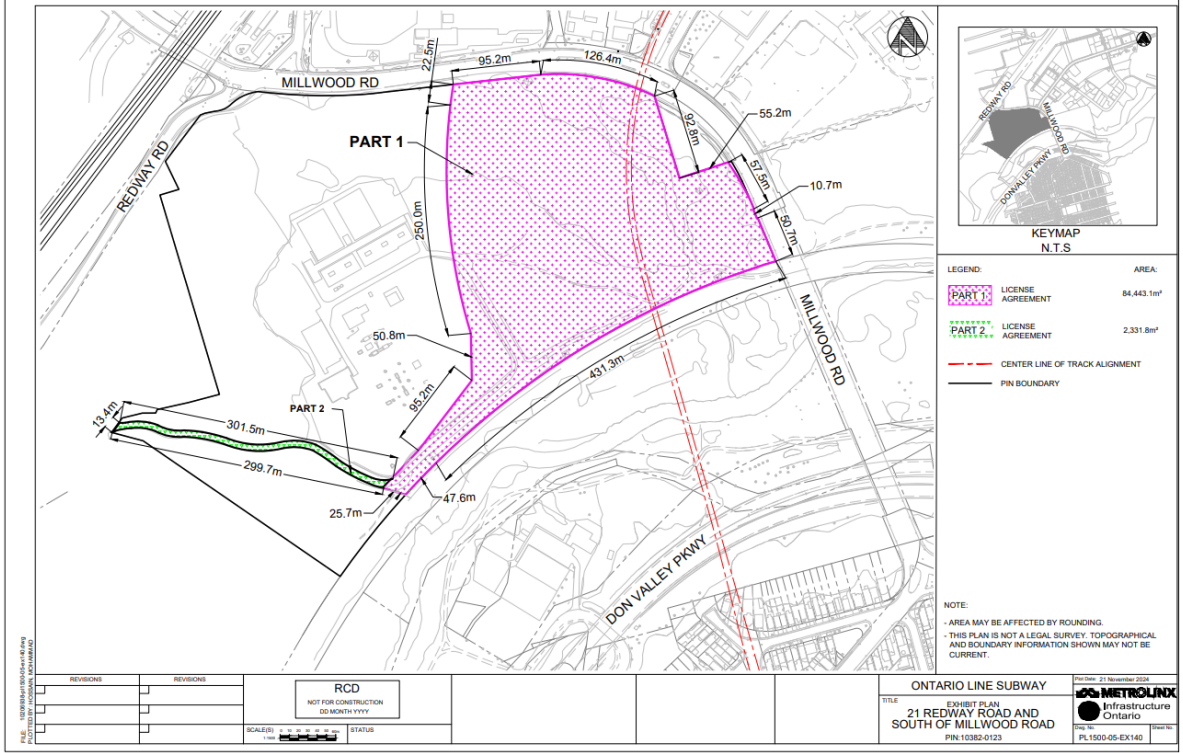




# Appendix "B"

## Property Plates

PIN: 10382-0123 (LT) - 21 Redway Road & South of Millwood Road  
PL1500-05-EX140



PIN: 10369-0225 (LT) - 1080 Millwood Road  
PL0600-05 EX114E

