

# DELEGATED APPROVAL FORM

## DIRECTOR, REAL ESTATE SERVICES

## MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-199

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

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management
Date Prepared:	June 11, 2025	Phone No.:	416-397-0806
<b>Purpose</b>	To enter into a licence extension agreement with Metrolinx with respect to the property municipally known as 200 Eglinton Avenue West for the purposes of extending the licence term in connection with works required for the Eglinton Crosstown Light Rail Transit Project (the "Licence Extension Agreement").		
<b>Property</b>	Part of the property municipally known as 200 Eglinton Avenue West ", shown as Parts 1 and 3 on Sketch No. ECLE1-13-SK010F-OL_CTS in Appendix "B" (the "Licensed Area").		
<b>Actions</b>	1. Authority to 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.		
<b>Financial Impact</b>	<p>The extension of the licence term will provide a licence fee revenue to the City in the amount of \$23,100 plus HST for the extended term. The City will receive an additional amount of \$17,310 plus HST, if Metrolinx exercise the option for the further 6 months extension. The revenue will be directed to 2025 Approved Operating Budget for Parks and Recreation under cost centre P12642.</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>Metrolinx has occupied the Property since July 2016. Authority for the past agreements can be traced back through the exercise of a series of delegated authorities. The most recent authority was by Delegated Approval Form 2024-072, which recommended a licence extension for a term of one (1) year, nine (9) months and two (2) days, from July 29, 2022, and ending on April 30, 2024, with one option to extend until October 31, 2024. This option to extend the licence agreement was exercised by Metrolinx</p> <p>Construction on the Project is still ongoing, and Metrolinx has requested an extension until June 30, 2025. Parks and Recreation has no objection to the extension.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Extension Agreement are considered to be fair, reasonable, and reflective of market rates.</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 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>		
<b>Terms</b>	<p>All terms and conditions of the licence agreement will remain unchanged, except for:</p> <p><b>Term:</b> Eight (8) months from November 1, 2024, to June 30, 2025.</p> <p><b>Licence fee:</b> \$23,100 plus HST for the extended term.</p> <p><b>Option to extend:</b> One option for six (6) months with thirty (30) days written notice for a fee of \$17,310 plus HST.</p> <p><b>Early Termination:</b> Metrolinx has the right to terminate early with 10 business days' prior notice to the City.</p>		
<b>Property Details</b>	<b>Ward:</b>	8 – Eglinton-Lawrence	
	<b>Assessment Roll No.:</b>	Part of 1904-11-4-540-09300	
	<b>Approximate Size:</b>	Irregular in shape	
	<b>Approximate Area:</b>	2,354.4 m2 ± (25,342.5 ft2 ±)	
	<b>Other Information:</b>		

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate 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 &amp; Parks &amp; 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 \$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:	Mike Colle	Councillor:	
Contact Name:	Andy Stein	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input 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:		Comments:	

**Consultation with Divisions and/or Agencies**

Division:	PF&R	Division:	<b>Financial Planning</b>
Contact Name:	Tara Coley	Contact Name:	Ciro Tarantino
Comments:	No objections	Comments:	

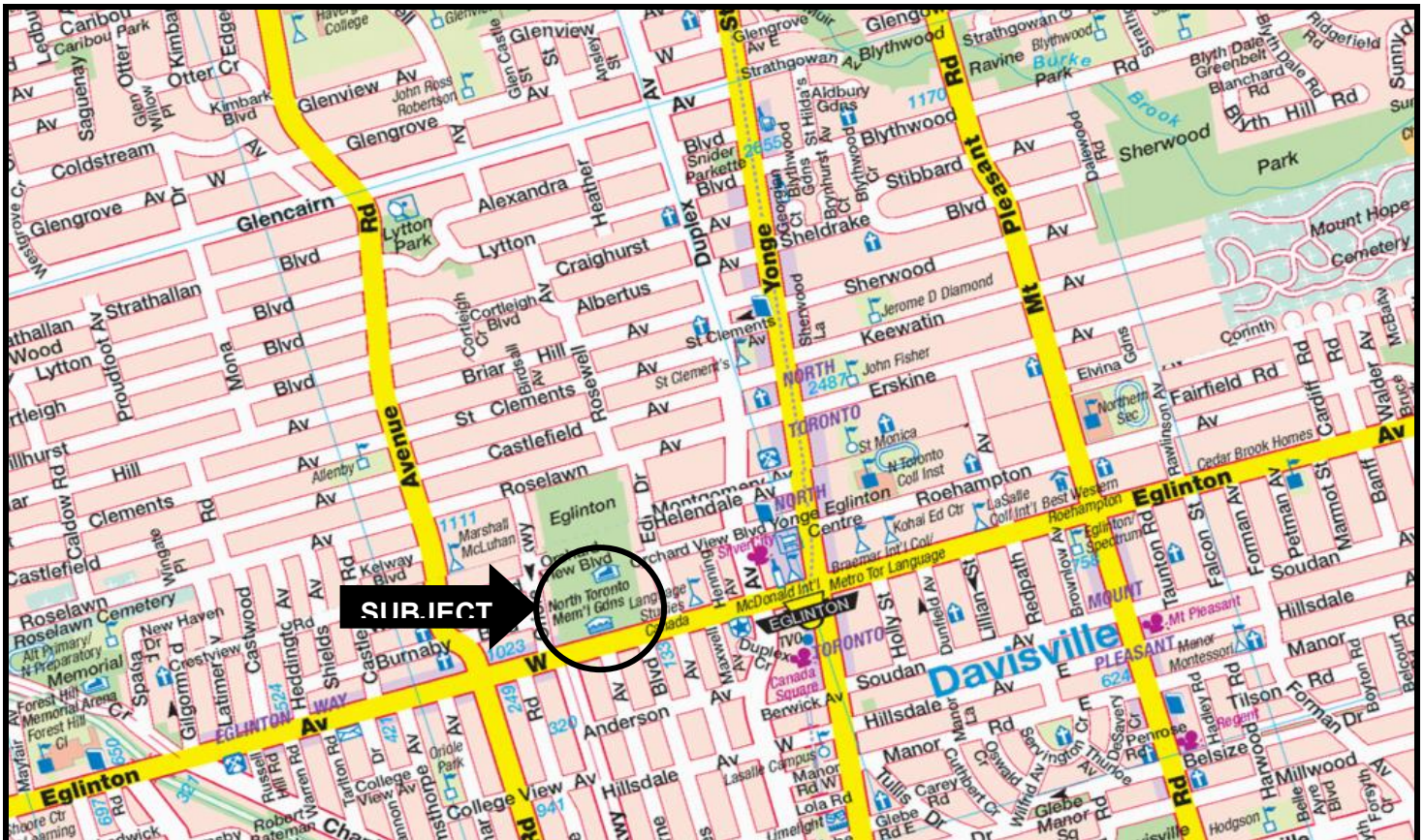
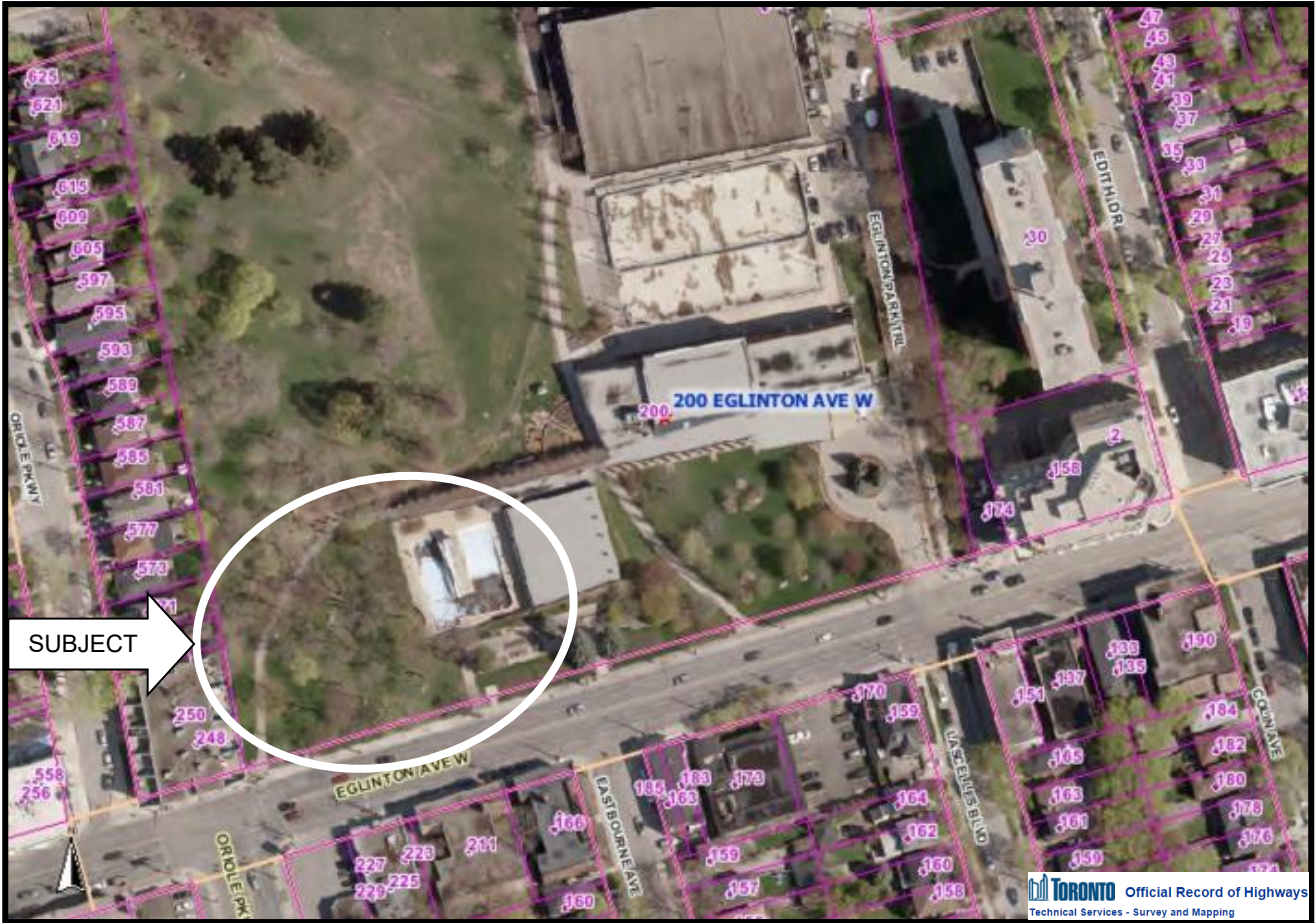
**Legal Services Division Contact**

Contact Name:	Gloria Lee
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DAF Tracking No.: 2025-199	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> <b>Vinette Prescott-Brown</b>	June 13, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> <b>Alison Folosea</b>	June 17, 2025	Signed by Alison Folosea

# APPENDIX "A"

## Location Map



# APPENDIX "B"

Licensed Area

MODIFIED: JUNE 29, 2017

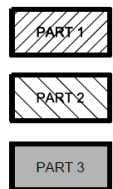
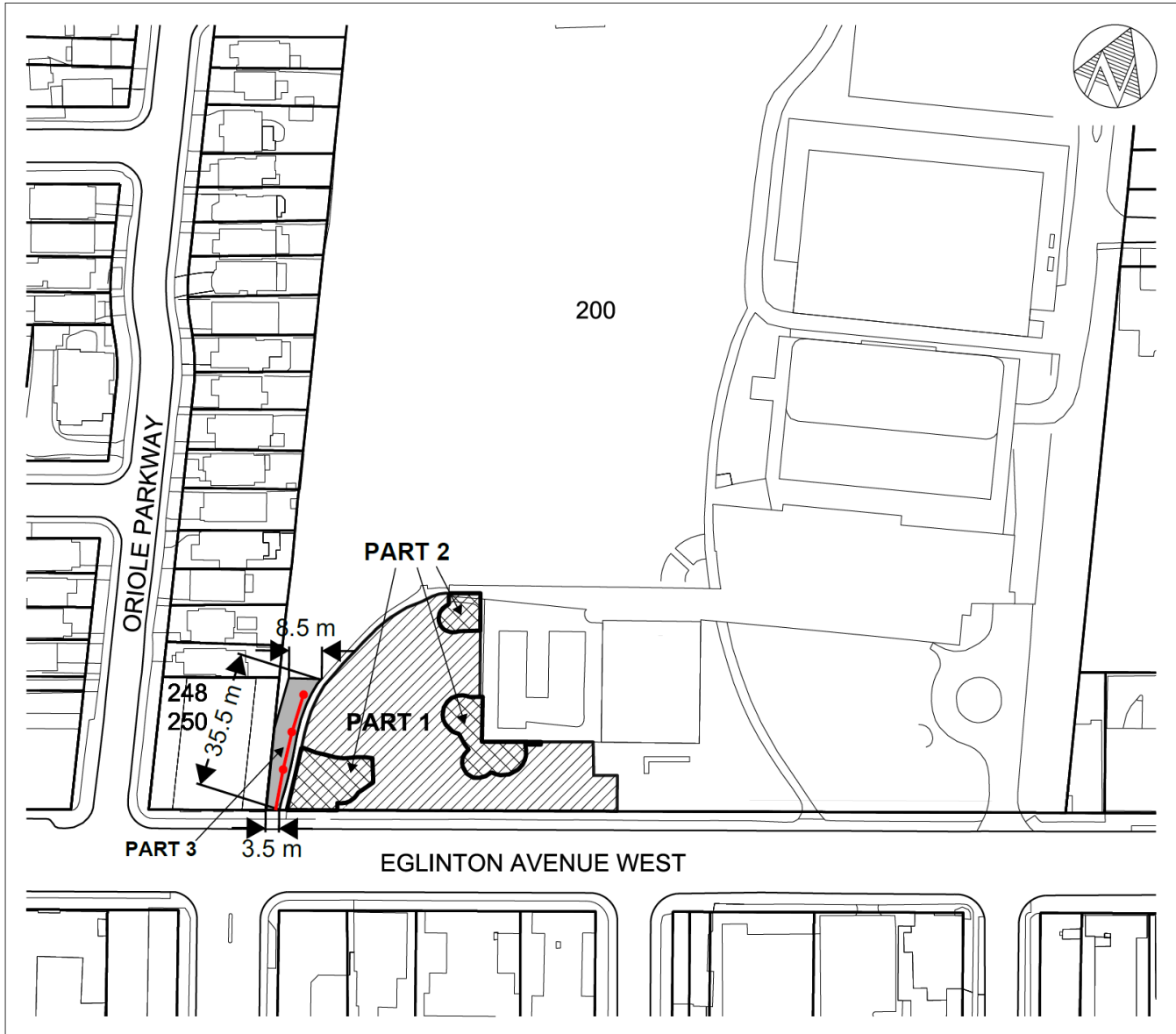
REVISION: 02



Contract: #  
ECLE1

Project  
EGLINTON CROSSTOWN

P.I.N. Number 21170 - 0121  
21170 - 0125  
21170 - 0126



PART 1 TEMPORARY SURFACE EASEMENT  
PART 2 TREE PROTECTION AREA  
PART 3 TEMPORARY EASEMENT FOR DEWATERING

## LEGEND

— EXISTING PROPERTY LINE  
• APPROXIMATE SURFACE DEEPWELL LOCATION  
— CONDUIT

## AREA REQUIREMENTS (APPROXIMATE)

PART 1 2323 m<sup>2</sup>  
PART 2 598 m<sup>2</sup>  
PART 3 199 m<sup>2</sup>

NOTE: AREA MAY BE AFFECTED BY ROUNDING.

Title

200 EGLINTON WEST

Dwg. No.

ECLE1-13-SK010F-OL\_CTS

Scale 0 15 30 45 60m  
1:1500