



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-282

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

Prepared By:	Fiona Thomas																	
Date Prepared:	August 27, 2025	Division:	Corporate Real Estate Management															
Purpose	To obtain authority for the City to consent, as owner of the property municipally known as 4200 Eglinton Avenue West (Mary Reid House) to a Heritage Permit Application (the "Application"), to facilitate the temporary removal of the stone wall and gate posts by WestEnd Connectors (the "Applicant"), contractor for Metrolinx, in connection with construction of the Eglinton Crosstown West Extension.																	
Property	The property is located at 4200 Eglinton Avenue West, Toronto and the wall runs along the property line between two (2) properties, legally described as Part of PINs 073830193 and 073830194, (the "Property"), as shown on the Location Map in Appendix "A" (the "Property").																	
Actions	<ol style="list-style-type: none"> 1. Authority be granted for the City to consent, solely in its capacity as landowner of the Property, to the Heritage Permit Application by the Applicant, substantially on the major terms and conditions set out below and any other terms and conditions deemed appropriate by Heritage Planning. 																	
Financial Impact	There is no financial impact.																	
Comments	<p>The Application Permit to remove the stone wall and gate posts at 4200 Eglinton Avenue West (Mary Reid House) will allow for excavation activities which are required for future construction of the Royal York-Eglinton Station, as part of the Metrolinx Eglinton Crosstown West Extension.</p> <p>The Application has been prepared in accordance with the City of Toronto 2021 Heritage Permit Application Form and Checklist, and Heritage Permit Guide. A Heritage Impact Assessment (HIA) for 4200 Eglinton Avenue West (Mary Reid House) has been prepared on behalf of Metrolinx by Arup Canada Inc. as part of Technical Advisory Services for the Eglinton Crosstown West Extension. The HIA forms part of the application package and includes a description of Mary Reid House property, a statement of cultural heritage value, an assessment of existing conditions, a description of construction activities in addition to impact assessment and mitigation measures to be undertaken by the Applicant.</p> <p>Mary Reid House and its heritage attributes will be retained and protected in situ, with the exception of the stone wall and gate posts, which will be temporarily removed and its components safely stored until such time as the wall can be re-constructed.</p>																	
Terms	Consent will be provided to the Applicant solely in the City's capacity as land owner. Applicant shall be required to adhere to all process, mitigation and documentation requirements provided by Heritage Planning, as well as assume all risk, cost and expense associated with the Application.																	
Property Details	<table border="1"> <tr> <td>Ward:</td><td colspan="2">Ward 2 – Etobicoke Centre</td></tr> <tr> <td>Assessment Roll No.:</td><td colspan="2"></td></tr> <tr> <td>Approximate Size:</td><td colspan="2">38.58 x 0.5 m ± (127.3 ft x 1.64 ft ±)</td></tr> <tr> <td>Approximate Area:</td><td colspan="2">19.4 m² ± (208.81 ft² ±)</td></tr> <tr> <td>Other Information:</td><td colspan="2"></td></tr> </table>			Ward:	Ward 2 – Etobicoke Centre		Assessment Roll No.:			Approximate Size:	38.58 x 0.5 m ± (127.3 ft x 1.64 ft ±)		Approximate Area:	19.4 m ² ± (208.81 ft ² ±)		Other Information:		
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Other Information:																		

Revised: January, 2025

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 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 \$50,000. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. <input type="checkbox"/> (b) Request Hearings of Necessity. <input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to more senior positions.	Delegated to more senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
12. Easements (City as Grantee):	Delegated to more senior positions.	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million. <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates <input type="checkbox"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
<ul style="list-style-type: none"> 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:
<ul style="list-style-type: none"> 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											
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property											
Consultation with Councillor(s)											
Councillor:	Stephen Holyday					Councillor:					
Contact Name:	Stephen Holyday					Contact Name:					
Contacted by:	Phone	X	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other	
Comments:	Advised					Comments:					
Consultation with Divisions and/or Agencies											
Division:	Heritage Planning					Division:					
Contact Name:	Anne Fisher					Contact Name:					
Comments:	Will provide terms and guidelines to Applicant.					Comments:					
Legal Services Division Contact											
Contact Name:											

DAF Tracking No.: 2025-282	Date	Signature
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Sept. 2, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	September 8, 2025	Signed by Alison Folosea

Appendix "B"

Location Map

