



## DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES  
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-350

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:	October 29, 2025	Phone No.:	(416) 397-0806										
<b>Purpose</b>	To obtain authority to sell a one-foot reserve abutting Cultra Square, Toronto to Metrolinx in connection with Metrolinx's Regional Rail Project. .												
<b>Property</b>	A one-foot reserve abutting Cultra Square, Toronto, legally described as PCL Block 31-1, SEC 66M2232; BLK 31, PL 66M2232; Scarborough, City of Toronto, being all of PIN 06383-0175(LT) (the "Property"), as shown on the Location Map and Reference Plan in Appendix "A".												
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into a transfer agreement with Metrolinx to transfer the Property for the sum of \$7,534.73 plus HST, 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.</li> <li>A portion of the proceeds of the sale be directed to fund any outstanding expenses related to the completion of the sale transaction.</li> </ol>												
<b>Financial Impact</b>	<p>The City will receive revenue in the amount of \$7,534.73 (exclusive of HST and other applicable taxes), less closing costs and usual 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 implications as identified in the Financial Impact section.</p>												
<b>Comments</b>	<p>Metrolinx requested to purchase the Property, located adjacent to its lands at 87 Galloway Road, in order to have exclusive access to relocate a gas station, install gas services and provide access to the station for maintenance purposes.</p> <p>Pursuant to section 1.10 of the Toronto Municipal Code, Chapter 213, the proposed transaction is exempt from Article 1 of the chapter (sale and other disposition of land) given the lands are required by Metrolinx for the implementation of a "Transit Project".</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 considered fair, reasonable and reflective of market value.</p>												
<b>Terms</b>	<p><b>Purchase Price:</b> \$7,534.73 (exclusive of HST and other applicable costs)</p> <p><b>Due Diligence Date:</b> The first Business Day that is thirty (30) days after the Acceptance Date, or such other date as may be mutually agreed to by the City and Metrolinx in writing.</p> <p><b>As is, Where is:</b> Metrolinx acknowledges that the Property will be transferred on "as is" basis, including the environmental condition, state of repair, deficiencies of the Property.</p> <p><b>Closing Date:</b> The first Business Day in 30 days after the Due Diligence Date or such other date to be mutually agreed to by the City and Metrolinx in writing.</p>												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td> <td>24 – Scarborough - Guildwood</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>N/A</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>7 m<sup>2</sup> ± (75.35 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	24 – Scarborough - Guildwood	<b>Assessment Roll No.:</b>	N/A	<b>Approximate Size:</b>		<b>Approximate Area:</b>	7 m <sup>2</sup> ± (75.35 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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<b>Other Information:</b>													

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:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<b>Delegated to more senior positions.</b>	<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:	<b>Delegated to more senior positions.</b>	<b>Delegated to more senior positions.</b>
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 checked="" 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:	<b>Delegated to more senior positions.</b>	<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):	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>	<b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b>
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000. <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):	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
13. Revisions to Council Decisions in Real Estate Matters:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
14. Miscellaneous:	<b>Delegated to more senior positions.</b>	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
		<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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>										
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property										
<b>Consultation with Councillor(s)</b>										
Councillor:	Paul Ainslie				Councillor:					
Contact Name:	Antonette DiNovo				Contact Name:					
Contacted by:	Phone	X	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:	No Objections				Comments:					
<b>Consultation with Divisions and/or Agencies</b>										
Division:	TS/TE				Division:	Financial Planning				
Contact Name:	Felipe Mogollon				Contact Name:	Karen Liu				
Comments:	No issues/Confirmed compliance with EX15.2				Comments:	Included				
<b>Legal Services Division Contact</b>										
Contact Name:	Karen Pfuetzner									

DAF Tracking No.: 2025-350	Date	Signature
Concurred with by: Manager, Real Estate Services <b>Leila Valenzuela</b>	Oct. 30. 2025	Signed by Leila Valenzuela
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Oct. 30, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

**Appendix "A"**  
**Location Map and Reference Plan**



