



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-186

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

Prepared By:	Bruno Iozzo	Division:	Corporate Real Estate Management										
Date Prepared:	June 25, 2025	Phone No.:	(416) 392-8151										
Purpose	To obtain authority to enter into a licence agreement with Metrolinx with respect to municipal highway lands located in the City's East District (Scarborough) for the purpose of access, use and proposed works including stations, rails and systems components associated with the Scarborough Subway Extension Project (the "Licence").												
Property	Portions of municipal highway lands located in the City's East District (Scarborough) that are listed in Appendix "B" (the "Licensed Areas").												
Actions	1. Authority be granted to enter into the Licence with Metrolinx, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
Financial Impact	<p>In accordance with the terms of the Real Estate Protocol (defined hereafter), the Licence will be for nominal consideration as the Licensed Areas are all within municipal public highway lands.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>On December 15, 2021, City Council adopted item EX28.12 titled "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs." Upon its adoption, the City, TTC and Metrolinx entered into an agreement dated June 16, 2022 (the "Subways Master Agreement") that outlined the process for real estate transactions related to the Subway Programs (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City, TTC, and Metrolinx to follow relating to the acquisition, ownership and disposition of real property between the parties, both temporary and permanent interests, required for the Subways Program, which includes the Scarborough Subway Extension ("SSE") Project.</p> <p>Metrolinx requires access and use of the Licensed Areas to complete the proposed works in connection with the SSE Project. The City has agreed to grant an initial Licence to Metrolinx to complete the stations, rails and systems components of the SSE Project. Once Metrolinx has completed all construction related activities on the Licensed Areas, Metrolinx will seek the transfer of all required permanent property interests from the City under a separate transfer agreement.</p> <p>The Transportation Services Division has no objection to the granting of the Licence. The form of the Licence is substantially in the form appended to the Real Estate Protocol.</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 properties.</p>												
Terms	Please see Appendix "A"												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>20 – Scarborough Southwest 21 – Scarborough Centre 23 – Scarborough North 24 – Scarborough Guildwood</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>27,032.51 m² (total for all 30 PINs)</td> </tr> <tr> <td>Other Information:</td> <td>Public highway lands</td> </tr> </table>			Ward:	20 – Scarborough Southwest 21 – Scarborough Centre 23 – Scarborough North 24 – Scarborough Guildwood	Assessment Roll No.:		Approximate Size:		Approximate Area:	27,032.51 m ² (total for all 30 PINs)	Other Information:	Public highway lands
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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 & 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 \$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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</p> <p><input checked="" 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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 & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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 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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</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:	Parthi Kandavel (Ward 20–Scarborough Southwest) Michael Thompson (Ward 21–Scarborough Centre)	Councillor:	Jamaal Myers (Ward 23–Scarborough North) Paul Ainslie (Ward 24–Scarborough Guildwood)
Contact Name:	Amalia Stefanopoulos – Councillor Thompson	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 checked="" type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Advised	Comments:	Advised

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Sudarsana Seela / Emily Chang	Contact Name:	Ciro Tarantino
Comments:	Comments noted	Comments:	No financial impact

Legal Services Division Contact

Contact Name:	Michelle Xu
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DAF Tracking No.: 2025-186	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	July 2, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	July 4, 2025	Signed by Alison Folosea

APPENDIX "A"

Major Terms and Conditions

Commencement Date

The Licence shall commence upon execution of the Licence by both parties.

Term

Five (5) years. Metrolinx shall have one (1) option to extend the Term for a period of five (5) years upon delivering prior notice to the City at least 3 months in advance of the expiry of the Term.

Early Termination

Metrolinx shall have the right to terminate this Licence at any time upon not less than 30 days of prior written notice to the City. The Termination of the Subway Master Agreement or the Real Estate Protocol is an automatic termination of this Licence.

Works

Entering, occupying and re-entering with all necessary material (including light and heavy vehicles, service vehicles, boring machines, machinery, supplies, support facilities and equipment) for the purposes of undertaking construction, installation, support for a subway and any appurtenant works including tracks, signals, ventilation equipment, supports, piles, shoring and formwork, tiebacks, grading, stormwater management systems, telecommunication and traction power equipment facilities, lighting and below grade including ancillary and/or necessary to the works to be performed, all in compliance with all applicable laws.

APPENDIX "B"**Municipal Highway Lands**

Property Number	PIN Number	Municipal Highway	Approximate Total Area (m²)
1	06281-0147 (LT)	McCowan Road, north of Lawrence Avenue East	58
2	06286-0154 (LT)	McCowan Road, south of Ellesmere Road	54
3	06364-0157 (LT)	Danforth Road, south of Lawrence Avenue East	133
4	06480-0222 (LT)	Danforth Road, north of Eglinton Avenue East	98
5	06363-0184 (LT)	McCowan Road, south of Lawrence Avenue East	1,413
6	06278-0181 (LT)	Lawrence Avenue East, east of McCowan Road	530
7	06294-0017 (LT)	Lawrence Avenue East, west of McCowan Road	971
8	06281-0148 (LT)	McCowan Road, north of Lawrence Avenue East	516
9	06286-0161 (LT)	McCowan Road, south of Ellesmere Road	381
10	06000-0217 (LT)	McCowan Road, north of Ellesmere Road	3,953
11	06171-0026 (LT)	McCowan Road, north of Highway 401	640
12	06173-0279 (LT)	McCowan Road, south of Sheppard Avenue East	4
13	06078-0033 (LT)	Sheppard Avenue East, at McCowan Road	82
14	06078-0034 (LT)	Sheppard Avenue East, east of McCowan Road	1,164
15	06353-0256 (LT)	Eglinton Avenue East, east of Midland Avenue	3,211
16	06278-0183 (LT)	McCowan Road, north of Lawrence Avenue East	1,150
17	06000-0246 (LT)	Progress Avenue, east of McCowan Road	2,825
18	06364-0160 (LT)	Danforth Road, south of Lawrence Avenue East	319
19	06480-0223 (LT)	Danforth Road, north of Eglinton Avenue East	864
20	06361-0131 (LT)	Danforth Road, north of Eglinton Avenue East	342
21	06355-0323 (LT)	Service Lane, north of Eglinton Avenue East	14.5
22	06348-0448 (LT)	Eglinton Avenue East, west of Midland Avenue	300
23	06348-0449 (LT)	Eglinton Avenue East, west of Midland Avenue	6,986
24	06353-0257 (LT)	Midland Avenue, north of Eglinton Avenue East	9
25	06353-0259 (LT)	Midland Avenue, north of Eglinton Avenue East	43
26	06425-0461 (LT)	Winter Avenue, south of Eglinton Avenue East	64
27	06355-0342 (LT)	Danforth Road, north of Eglinton Avenue East	25
28	06286-0159 (LT)	McCowan Road, south of Ellesmere Road	28
29	06078-0035 (LT)	McCowan Road, north of Sheppard Avenue East	0.01
30	06079-0035 (LT)	Nugget Avenue, east of McCowan Road	855

Total Approximate Area 27,032.51 m²