



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

TRACKING NO.: 2025-255

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

Prepared By:	Fiona Thomas	Division:	Corporate Real Estate Management
	September 24, 2025	Phone No.:	(416) 338-5045
Purpose	To obtain authority to enter into a licence agreement with Metrolinx with respect to a portion of Fergy Brown Park for the purpose of facilitating the Eglinton Crosstown West Extension Project, including constructing a maintenance shed for use by Parks and Recreation, City of Toronto (the "Agreement")		
Property	A portion of the property known as Fergy Brown Park, located near the intersection of Eglinton Avenue West and Jane Street, comprising parts 1-3 of PIN 10509-0443 (LT) owned by TRCA, as shown on the Location Map attached as Appendix "A" and shown as Parts 1-3 on the Licensed Area Drawing attached in Appendix "A-1" (the "Property").		
Actions	1. 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.		
Financial Impact	The Licence fee is nominal consideration. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information as identified in the Financial Impact section.		
Comments	On December 15, 2021, City Council adopted item EX28.12 "Metrolinx Subways Program – Real Estate Protocol and Principles for Subways and GO Expansion Programs." Upon its adoption, the City, TTC and Metrolinx entered into an agreement dated June 16, 2022, which outlined the process for real estate transactions related to subway projects (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 Eglinton Crosstown West Extension. Metrolinx requires temporary access to, and use of the Property to construct a maintenance shed for the benefit and use of the Parks and Recreation Division ("P&R"). The Property is owned by the Toronto Regional Conservation Authority ("TRCA") and managed by P&R. On June 26, 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. Staff within P&R and TRCA have no objection to the granting of the licence. The form of the Agreement is substantially in the form appended to the Real Estate Protocol. The proposed fees and other terms and conditions of the Agreement is considered to be fair, reasonable and reflective of market rates.		
Terms	The term of the licence will commence on September 29, 2025 and expire on May 31, 2026, unless extended by Metrolinx. Metrolinx has the option to extend the Term for three (3) further periods of three (3) months each upon sixty (60) days prior written notice to the City. The parties agree that Subsections 2 to 6 and 8 to 9 of Section O of the Subways Real Estate Protocol shall not apply to this Licence. Permitted Purposes: all works including but not limited to access, grading, drainage, excavation, parking, mobilization of construction equipment, placement and storage of soil and aggregate, equipment, supplies and other material, parking of vehicles or other equipment, hoarding, fencing, establishing temporary alternative access, site clearance, including all necessary removal of vegetation, relocation, disconnection and/or reconnection of electrical and other utilities in connection with construction and ongoing maintenance of a maintenance shed and all works and/or uses ancillary to the said purpose, all in compliance with all Applicable Laws and in accordance with the Subways Real Estate Protocol.		
Property Details	Ward:	5 – York – South Weston	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	1143.2 m ² (12305.3024 ft ²)	
	Other Information:		

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

- 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:	Frances Nunziata										Councillor:												
Contact Name:											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

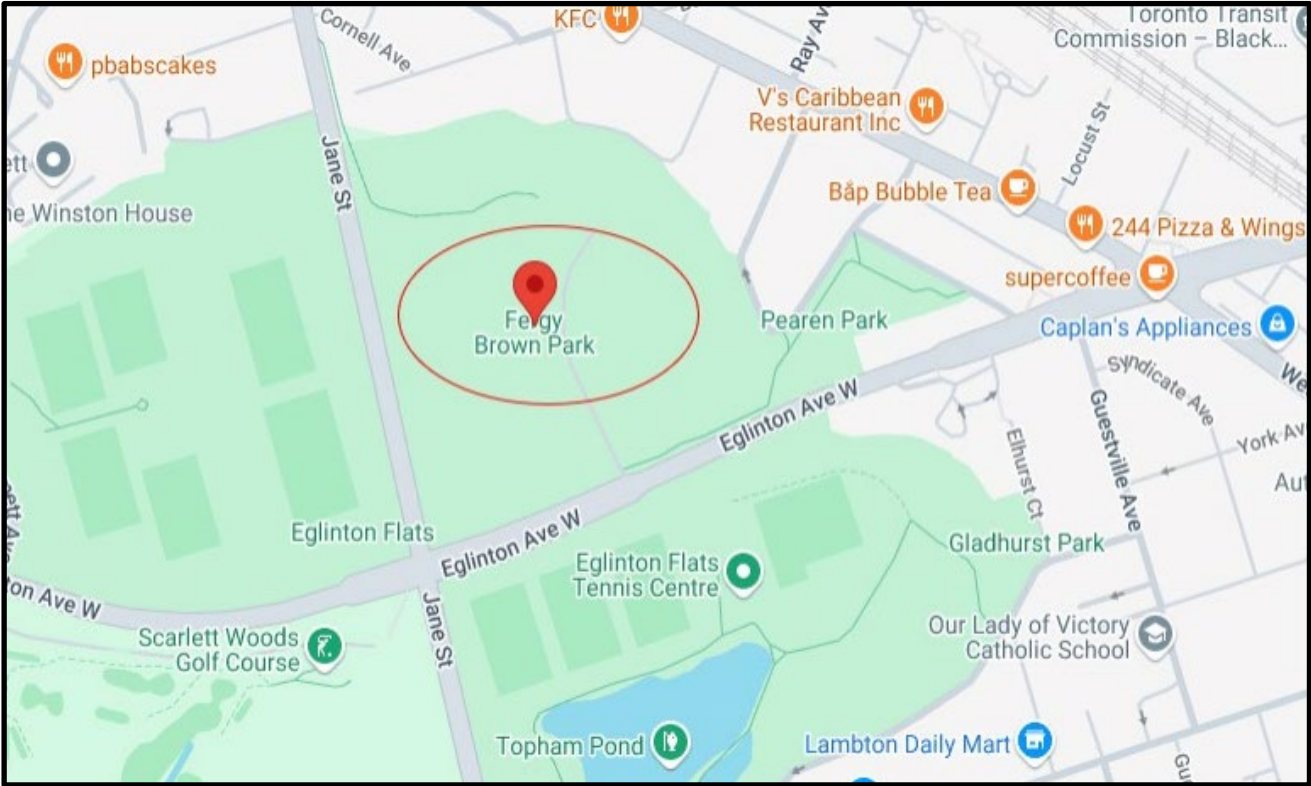
Division:	P&R					Division:	Financial Planning				
Contact Name:	Kellie Spence					Contact Name:	Ciro Tarantino				
Comments:	Included in Licence					Comments:	Approved				

Legal Services Division Contact

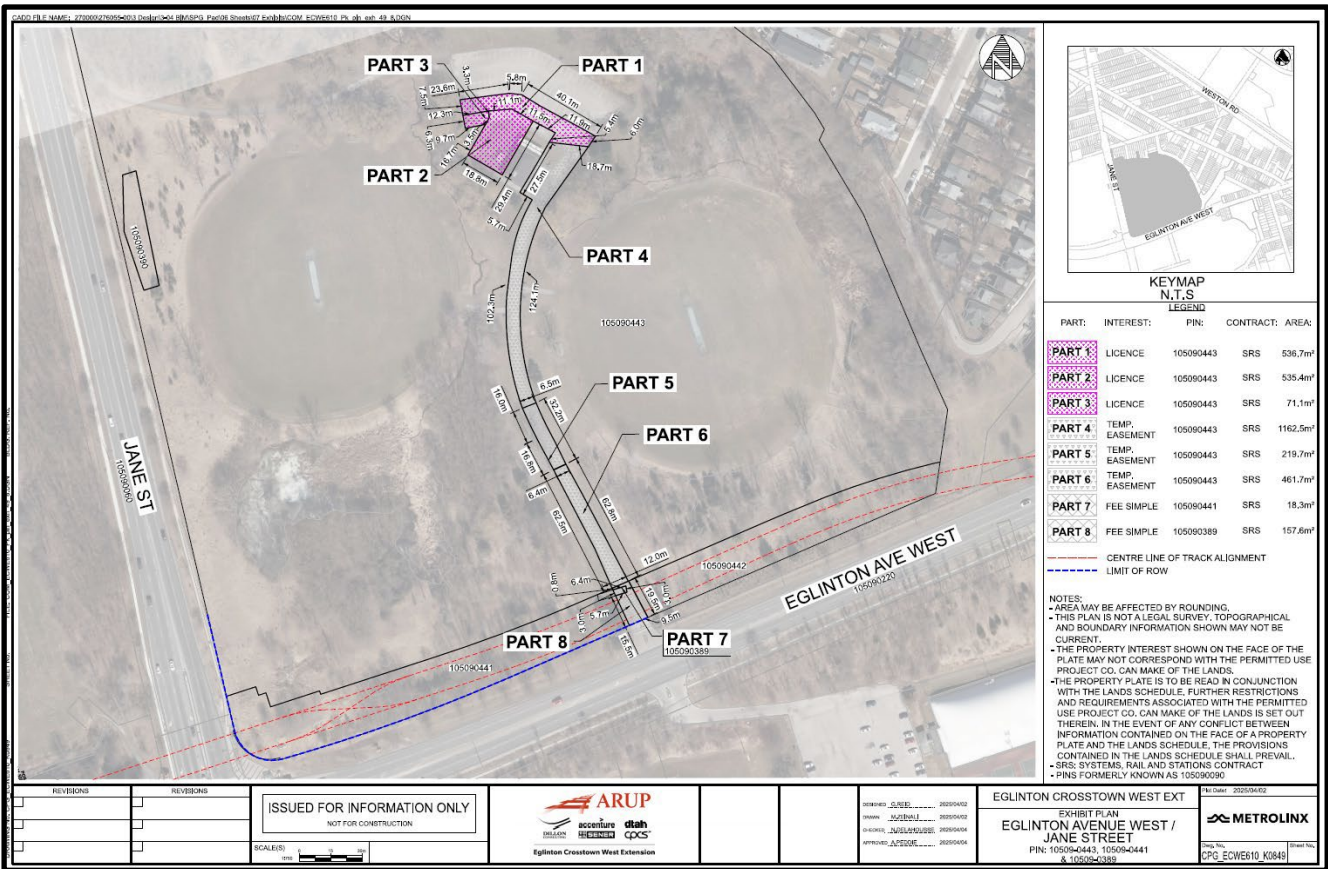
Contact Name:	Michelle Xu
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DAF Tracking No.: 2025-255		Date	Signature
Concurred with by:	Manager, Real Estate Services Eric Allen	Sept 26, 2025	Signed by Eric Allen
☐ Recommended by:	Manager, Real Estate Services Vinette Prescott-Brown	Sept. 26, 2025	Signed by Vinette Prescott-Brown
☐ Approved by:	Director, Real Estate Services Alison Folosea		X

Appendix "A"
Location Map



SCHEDULE "A-1"
LICENSED AREAS DRAWING*



*The licenced areas include Parts 1, 2 & 3. Metrolinx has temporary easements for Parts 4, 5 & 6. Metrolinx acquired fee simple interest over Part 7 & 8.