



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

TRACKING NO.: 2025-303

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management										
Date Prepared:	September 23, 2025	Phone No.:	(416) 392-8160										
Purpose	To obtain authority to enter into an Amending Agreement with Metrolinx to amend certain terms of the licence agreement for use of 855 Gerrard Street East, in connection with the construction of the Ontario Line Project (the "Amendment").												
Property	Part of the property municipally known as 855 Gerrard Street East, City of Toronto, being part of PIN 21059-0069 (LT) and shown on the Location Map attached in Appendix "A" and designated as Parts 1, 2, 3 and 4 on Dwg No. 0150-03-EX218 in the attached Appendix "A-1" (the "Licensed Areas").												
Actions	1. Authority be granted to enter into the Amendment 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 City will receive estimated additional licence fee revenues of \$242,448 (plus HST) for the remaining term of the Agreement. Revenues received will be directed to the 2025 Approved Operating Budget for Parks & Recreation under cost centre P00147 and function area code 1820100000 and will be included in future operating budget submissions for Council consideration. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.												
Comments	The City and Metrolinx entered into a licence agreement (the "Licence") dated April 10, 2025, authorized by Delegated Approval Form No. 2025-107, for works in connection with the construction of the Ontario Line. The Amendment will add additional areas to the Licensed Areas, to permit changes in the scope of work, which includes the construction of the Elevated guideway and station, updating the duration of the term for the additional licensed areas and adjusting the license fees to reflect the reconfigured Licensed Areas. Staff from Parks & Recreation have no objections to the amendment. It is anticipated that parts of the Licensed Areas will be transferred to Metrolinx by way of fee simple or permanent easement under a separate transfer agreement. Real Estate Services staff consider the proposed fee and other major terms and conditions of the Amendment to be fair, reasonable and reflective of market rates.												
Terms	1. Reconfigure the Licensed Areas, set out the new term of the additional licensed areas, being Parts 3 and 4 on Dwg No. 0150-03-EX218 and adjust the fees accordingly 2. Amend the definition of Permitted Purpose 3. Amend the additional terms and conditions 4. All other terms and conditions of the License Agreement shall remain the same												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>14 – Toronto-Danforth</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904-08-4-020-03800</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>1,629.8 m² ± (17,543 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	14 – Toronto-Danforth	Assessment Roll No.:	1904-08-4-020-03800	Approximate Size:		Approximate Area:	1,629.8 m ² ± (17,543 ft ² ±)	Other Information:	
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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:	Paula Fletcher					Councillor:					
Contact Name:						Contact Name:					
Contacted by:	Phone		E-Mail		Memo		Contacted by:	Phone		E-mail	
Comments:	Advised					Comments:					

Consultation with Divisions and/or Agencies

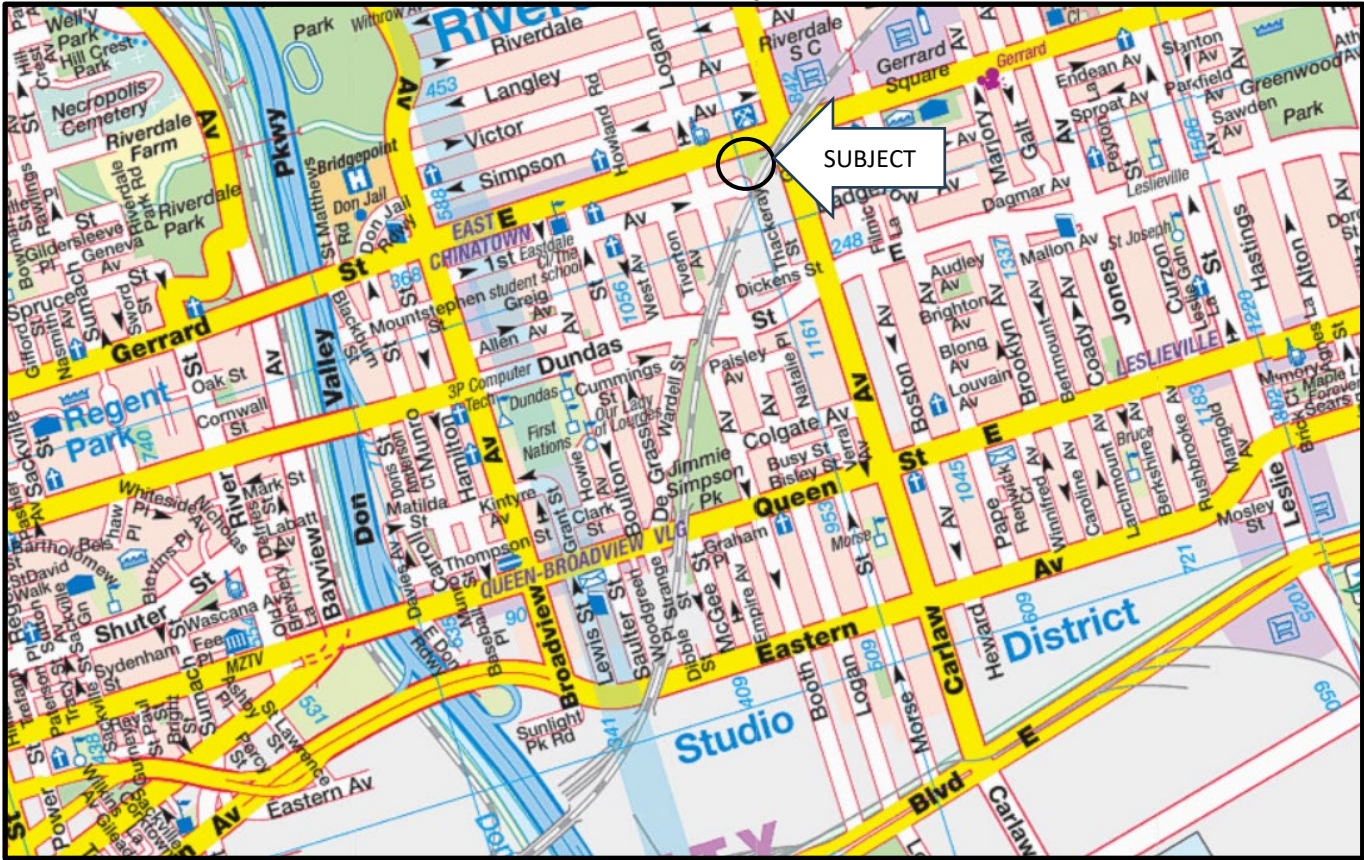
Division:	P&R, TE					Division:	Financial Planning				
Contact Name:						Contact Name:	Karen Liu				
Comments:	Incorporated into DAF					Comments:	Incorporated into DAF				

Legal Services Division Contact

Contact Name:	Michelle Xu										
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DAF Tracking No.: 2025-303		Date	Signature
☒ Recommended by:	Manager, Real Estate Services Vinette Prescott-Brown	Sept. 26, 2025	Signed by Vinette Prescott-Brown
☐ Approved by:			
☒ Approved by:	Director, Real Estate Services Alison Folosea	Sept 29, 2025	Signed by Alison Folosea

Appendix "A"
Location Map



SCHEDULE "A-1"
Licensed Areas

