



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2025-316

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:	October 1, 2025	Phone No.:	(416) 392-8160												
Purpose	To obtain authority to enter into a second amending agreement with Metrolinx to amend certain terms of the License dated December 14, 2022, authorized by Delegated Approval Form No. 2022-303, amended by a License Amendment dated September 17, 2024, authorized by Delegated Approval Form No. 2024-219 in connection with the construction of the Ontario Line Project (the "Second Amendment").														
Property	Part of Moss Park, municipally known as 150 Sherbourne Avenue, shown as Parts 1 to 19 on Dwg No. 1414_SOC-SOC-SC-FMS-DGA-MES0-00013 Revision P10 (the "Revised Drawing") being part of PIN 21099-0134 (LT) (the "Property"), as shown on the Location Map attached as Appendix "A" and Licensed Areas Sketch attached as Appendix "B".														
Actions	1. Authority be granted to enter into the Second 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 has received \$312,680.96 (plus HST) for 2023 and \$294,625.86 (plus HST) for 2024 under the terms of the License. Due to changes to the licensed terms and reconfiguration of the licensed areas, the adjusted fees will result in the City receiving total revenues of \$1,448,968 (plus HST). Revenues will be directed to the Operating Budget for Parks & Recreation under cost centre P00147 and function area code 1820100000. Revenue remitted to the City for each fiscal year is as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Year</th> <th style="width: 80%;">Amount (plus HST)</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$285,598.32</td> </tr> <tr> <td>2026</td> <td>\$309,824.26</td> </tr> <tr> <td>2027</td> <td>\$244,762.77</td> </tr> <tr> <td>2028</td> <td>\$1,476.26</td> </tr> <tr> <td>Total</td> <td>\$841,661.61</td> </tr> </tbody> </table> The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.			Year	Amount (plus HST)	2025	\$285,598.32	2026	\$309,824.26	2027	\$244,762.77	2028	\$1,476.26	Total	\$841,661.61
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Total	\$841,661.61														
Comments	The City and Metrolinx entered into a licence agreement (the "License") dated December 14, 2022, for works in connection with the construction of the Ontario Line. The License was amended on September 17, 2024 to permit changes in the scope of work, including the addition of a crane swing area and the fees were adjusted to reflect the reconfigured areas. The Second Amendment will permit and reconfigure the position of two crane swings and the swing area. Staff from Parks & Recreation have no objections to the amendment. 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 Item 2024 - EX15.2 relating to the Licensed Areas Real Estate Services staff consider the proposed licence fee and other major terms and conditions of the Second Amendment to be fair, reasonable and reflective of market rates.														
Terms	1. Expand the Permitted Purpose section of the Licence; 2. Reconfiguration of the Licensed Areas by adding Parts 15-19 of the Revised Drawing as additional licensed areas; 3. Update Licensed Area Sketch and crane swing drawing; and 4. Update the commencement and expiry date of the Licensed Areas; and 5. Update the licence fees to reflect the changes.														
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>13 – Toronto Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1904-06-6-010-00100</td> </tr> <tr> <td>Approximate Area:</td> <td>24,773.3 m² ± (266,657.6 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	13 – Toronto Centre	Assessment Roll No.:	1904-06-6-010-00100	Approximate Area:	24,773.3 m ² ± (266,657.6 ft ² ±)	Other Information:					
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Other Information:															

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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/REOIs: 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 \$3 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOIs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$3 Million. ☐ Where total compensation does not exceed \$3 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 \$3 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position. ☐ Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$3 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	☐ Where total compensation does not exceed \$5 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOIs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$5 Million. ☐ Where total compensation does not exceed \$5 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 \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time. ☐ Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Chris Moise	Councillor:	
Contact Name:	Chris Moise	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	PF&R, TE	Division:	Financial Planning
Contact Name:	Mark Ventresca, Derrick Toigo	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.: 2025-316	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Oct. 6, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Oct 6, 2025	Signed by Alison Folosea
☐ Recommended by: Executive Director, Corporate Real Estate Management	Oct. 6, 2025	Signed by Patrick Matozzo
☒ Approved by: Patrick Matozzo		
☐ Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A"

Location Map



