



DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2025-364

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:	November 7, 2025	Phone No.:	(416) 392-8160										
Purpose	To obtain authority to enter into a licence agreement with Metrolinx for portions of 770 Don Mills Road, for the purposes of all works and uses in connection with the construction of the Ontario Line Project (the "Licence").												
Property	Part of the property municipally known as 770 Don Mills Road, being part of PIN 10369-0143(LT), shown as Parts 1 to 8 on Exhibit Plate dated May 30, 2025 and part of PIN 10369-0141(LT), shown as Parts 1 to 4 on Exhibit Plate dated May 30, 2025 (the "Licensed Area") shown on the Location Map attached hereto as Appendix "A".												
Actions	1. Authority be granted to enter into the Licence 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 licence fee revenues of \$8,082,877 (plus HST) for the two (2) year and six (6) month term of the agreement. Revenues will be directed to the 2025 Council Approved Operation Budget for Corporate Real Estate Management under cost centre FA1474 and functional area code 3220200000. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.												
Comments	Metrolinx requires the Licence in connection with the Project, which includes due diligence works, construction staging and access, construction of the elevated guideway and associated infrastructure. Portions of the Licensed Area are expected to be transferred to Metrolinx by way of fee simple or permanent easement under separate transfer agreements with the City and Toronto and Region Conservation Authority ("TRCA"). On December 15, 2021, City Council adopted EX28.12 titled "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs". Upon its adoption, the City and Metrolinx entered into an agreement dated June 16, 2022, which included a schedule that outlined the process for real estate transactions related to the Subway Program (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City 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 Ontario line. Staff from Real Estate Services, Toronto Water, Parks & Recreation and TRCA have no objection to the granting of the Licence. The form of the Licence is substantially in the form appended to the Real Estate Protocol. The proposed fee and other major terms and conditions of the Licence are considered to be fair, reasonable and reflective of market rates. 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 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 Licensed Areas.												
Terms	Term: Two (2) years and six (6) months Fee: \$8,082,877 (plus HST)												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>16 – Don Valley West</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1908-10-1-520-00300</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>35,985.64 m² ± (8.9 acres ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	16 – Don Valley West	Assessment Roll No.:	1908-10-1-520-00300	Approximate Size:		Approximate Area:	35,985.64 m ² ± (8.9 acres ±)	Other Information:	
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Other Information:													

A.	City Manager 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 \$10 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million. Request/waive hearings of necessity delegated to less senior positions. Delegated to less senior positions. Delegated to less senior positions. Delegated to less senior positions. ☐ Where total compensation does not exceed \$10 Million. ☐ Where total compensation does not exceed \$10 Million. Delegated to less senior positions. ☒ Where total compensation (including options/ renewals) does not exceed \$10 Million. Leases/licences for periods up to 12 months at less than market value delegated to less senior positions. Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position. ☐ Where total compensation (including options/renewals) does not exceed \$10 Million. ☐ Where total compensation does not exceed \$10 Million. Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions. ☐ Where total compensation does not exceed \$10 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). Delegated to less senior positions.

B. City Manager has signing authority on behalf of the City for:

- Documents required to implement matters for which this position also has delegated approval authority.

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:	Jon Burnside	Councillor:	
Contact Name:	Jon Burnside	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, TW, TRCA, TE	Division:	Financial Planning
Contact Name:		Contact Name:	Karen Liu
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF

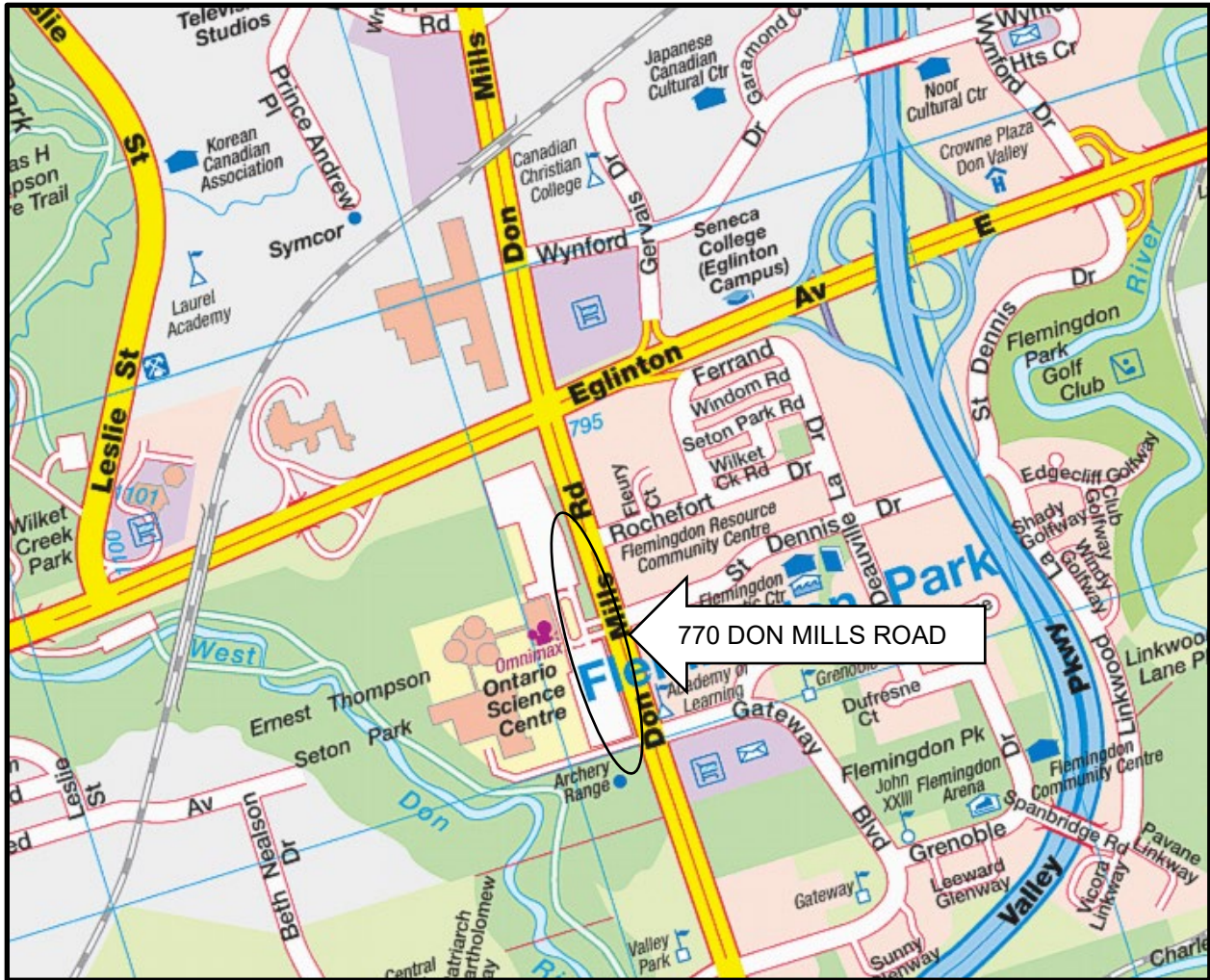
Legal Services Division Contact

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2025-364	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Nov. 7, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea		X
☒ Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	November 7, 2025	Signed by Patrick Matozzo
☒ Recommended by: Deputy City Manager, Corporate Services David Jollimore	Nov 7, 2025	Signed by David Jollimore
☒ Approved by: City Manager Paul Johnson	Nov. 7/25	Signed by Paul Johnson

Appendix "A"

Location Map & Exhibit Plates



PIN 10369-0143



PIN 10369-0141

