



DELEGATED APPROVAL FORM

DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

1 of 5

TRACKING NO.: 2025-351

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

Prepared By:	Irina Fofanova	Division:	Corporate Real Estate Management
Date Prepared:	November 13, 2025	Phone No.:	416-397-0806
Purpose	To obtain authority to enter into a licence agreements with Metrolinx with respect to the City-owned properties located south of Davenport Road and west of Foundry Avenue for construction staging and laydown areas in connection with the construction of Davenport Diamond Grade Separation Project and the construction of the path connecting the proposed trail to the park (the "Licence Agreements").		
Property	The properties legally described as PT BLK O PL M208 designated as PT 7 PL 66R-24929; City Of Toronto, Part of PIN 21325-0351 and Block 1, Plan 66M2496; City of Toronto, Part of PIN 21325-0358 (the "Properties"), as shown on the sketches in Appendix "A".		
Actions	1. Authority be granted to enter into the Licence Agreements with Metrolinx, substantially on the major terms and conditions outlined 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 compensation of \$11,551.47 plus HST for the period of two (2) years. The City will receive an additional amount of \$2,887.87 plus HST, if Metrolinx exercise an option to extend for 6-months period. The revenue will be directed to Operating Budget for Parks & Recreation Division under cost centre P12642. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
Comments	Metrolinx needs access to the Properties for construction staging and construction of the pass connecting the proposed multi-use trail to the park. P&R staff have reviewed the terms and conditions of the Licence Agreements and have no objections. The major terms and conditions of the Licence Agreement are considered to be fair and reasonable. 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 Property.		
Terms	Term: November 15, 2025, to December 12, 2027. Options to Extend: Six months upon 6 months' written notice prior to the expiry of the current term. Early Termination: Metrolinx has the right to terminate early with 30 days' prior notice to the City. Insurance: The provisions in Section 18 of the Master Agreement will apply to the Licence Agreement.		
Property Details	Ward:	09 - Davenport	
	Assessment Roll No.:	1904032010031570000 & 1904032010001000000	
	Approximate Size:		
	Approximate Area:	194.8 m ² ± (2097 ft ² ±)	
	Other Information:		

Revised: January, 2025

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

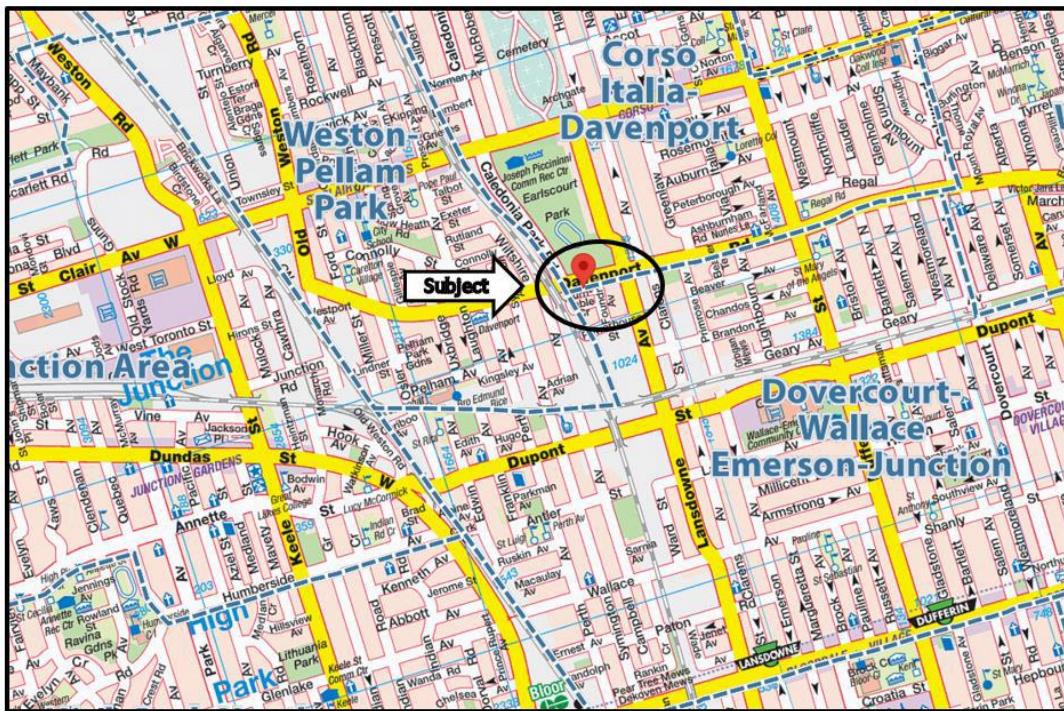
B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
<ul style="list-style-type: none"> Documents required to implement matters for which each position also has delegated approval authority. Expropriation Applications and Notices following 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:
<ul style="list-style-type: none"> 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											
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property											
Consultation with Councillor(s)											
Councillor:	Alejandra Bravo					Councillor:					
Contact Name:	Wyndham Bettencourt-Mc-Carthy					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:	Transit Expansion					Division:	Financial Planning				
Contact Name:	Derrick Toigo					Contact Name:	Karen Liu				
Comments:	No issues/Confirmed compliance with EX15.2					Comments:	Included				
Legal Services Division Contact											
Contact Name:	Lisa Davies										

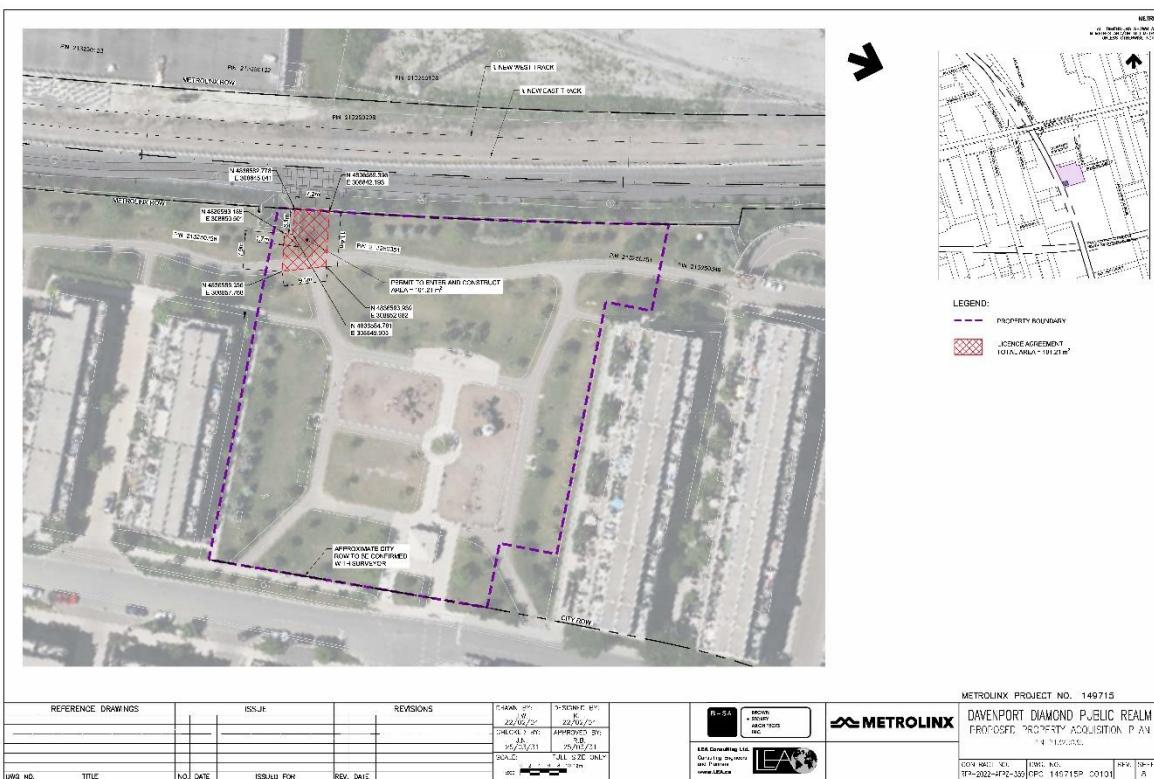
DAF Tracking No.: 2025-351	Date	Signature
Concurred with by: Manager, Real Estate Services Devi Mohan	Nov. 13, 2025	Signed by Devi Mohan
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Nov. 13, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Approved by: Director, Real Estate Services Alison Folosea		

Appendix "A"

Location Map and Sketches of Licensed Areas



PIN 21325-0351



PIN 21325-0358

