



DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2026-014

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:	January 16, 2026	Phone No.:	(416) 392-8160
Purpose	To obtain authority to enter into an amendment to the non-right of way licence agreement (the "Amendment") with Metrolinx to amend certain terms of the licence agreement between the parties dated December 8, 2022, authorized by DAF 2022-294 (the "Licence"), in connection with the construction of the Ontario Line Project.		
Property	City-owned or managed lands south of Metrolinx's rail corridor, west of Strachan Avenue, including lands under the Gardiner Expressway and portions of Exhibition Place north of Manitoba Drive, being parts of PINs 21383-0039(LT) and 21299-0167(LT), shown as Parts 8 and 9 on Dwg. No. PL2000-02-LA008 attached hereto as Appendix "A" (the "Additional Licensed Areas Sketch") and part of PIN 21299-0168 (LT) shown as Parts 1, 3, 4, 8 and 9 on 66R-34440 attached hereto as Appendix "B" (the "Removed Licensed Areas"), all shown on the Location Map attached hereto as Appendix "C".		
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	<p>The City will receive an estimated additional \$283 (plus HST) for the remaining term of the Licence for a total of \$3,487,633 (plus HST). If the option to extend is exercised, then the overall total revenue is estimated to be \$5,414,144 (plus HST) for the term plus extension. Revenues will be directed to the Approved Operating Budget for Corporate Real Estate Management under cost centre in FA1474 and functional area code 3220200000.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The City and Metrolinx entered into the Licence for works in connection with the construction of the Ontario Line. The City and Metrolinx subsequently entered into an agreement of purchase and sale dated April 24, 2025, authorized by Delegated Approval Form No. 2025-081 (the "Transfer Agreement") to transfer the permanent interests over the Removed Licensed Areas to Metrolinx.</p> <p>The Amendment will add additional areas to the Licensed Areas (as defined in the Licence) to permit changes in the scope of work, which includes the installation and connection of energized infrastructure, remove parts of the Licensed Areas transferred by the Transfer Agreement, and adjust the licence fees to reflect the reconfigured Licensed Areas. A new provision has also been added to address <i>Rebuilding Ontario Place Act, 2023</i>. The Province of Ontario, staff from Exhibition Place, Transportation Services, Engineering & Construction Services, Toronto Transit Commission and Transit Expansion Office have no objections to the Amendment. It is anticipated that additional parts of the Licensed Areas will be conveyed to Metrolinx by way of fee simple or permanent easement transfer under a subsequent separate transfer agreement(s).</p> <p>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.</p> <p>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.</p>		
Terms	See page 3		
Property Details	Ward:	10 – Spadina-Forth York	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	See Appendix "A" and Appendix "B"	
	Other Information:		

A.	City Manager has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 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 \$10 Million.
3. Issuance of RFPs/REOs:	Request/waive hearings of necessity delegated to less senior positions.
4. Permanent Highway Closures:	Delegated to less senior positions.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Delegated to less senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to less senior positions.
9. Leases/Licences (City as Landlord/Licensor):	<input checked="" type="checkbox"/> 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.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million. Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	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:	Ausma Malik	Councillor:	
Contact Name:	Ausma Malik	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Ex Place, ECS, TS, TE	Division:	Financial Planning
Contact Name:		Contact Name:	Karen Liu
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF

Legal Services Division Contact

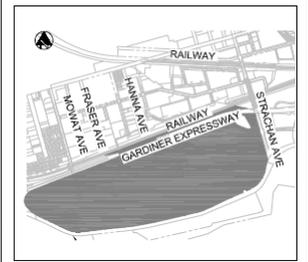
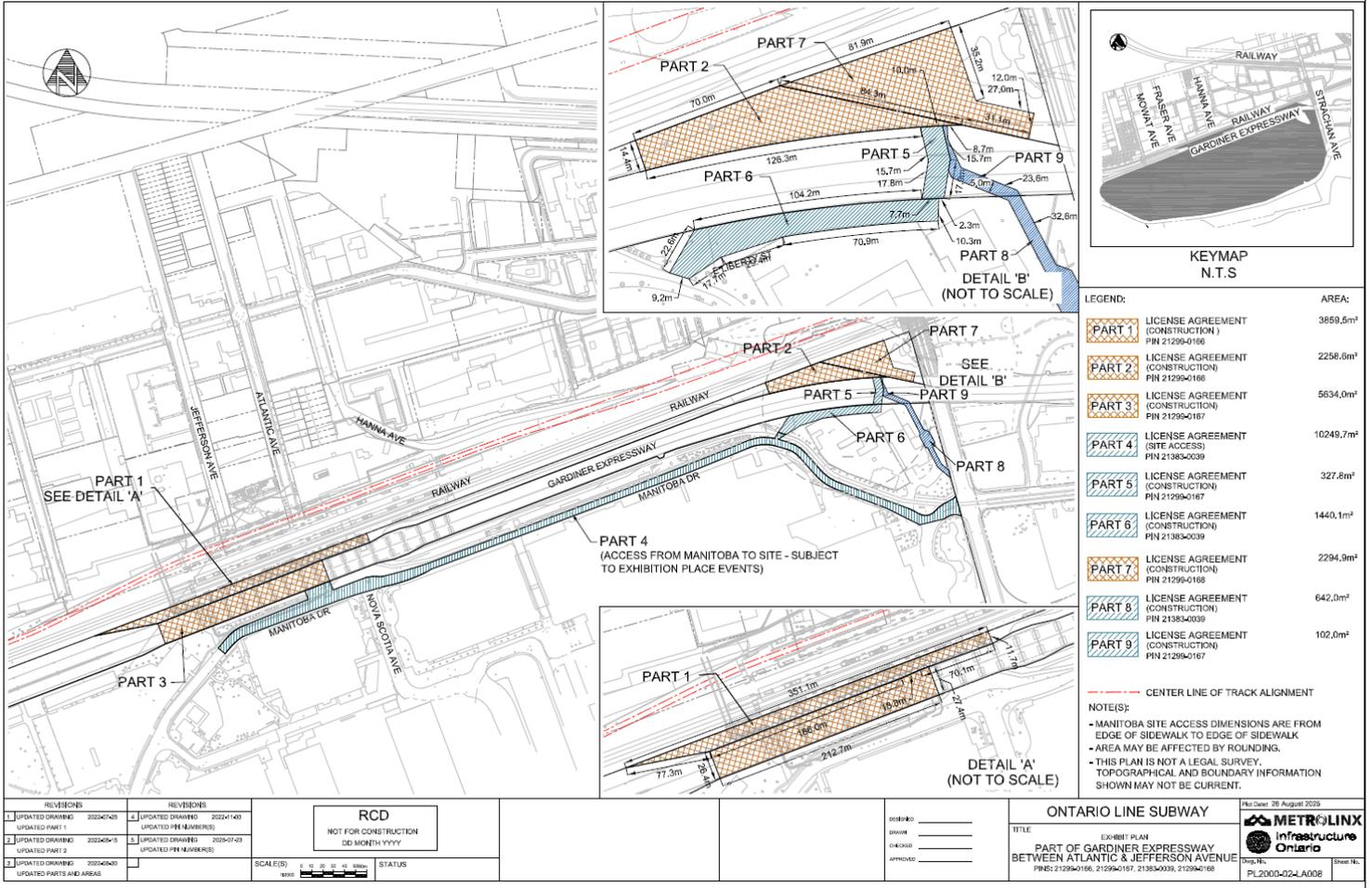
Contact Name:	Michelle Xu
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DAF Tracking No.: 2026-014	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Jan. 16, 2026	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Jan 16, 2026	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Jan. 19, 2026	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services David Jollimore	Jan 19, 2026	Signed by David Jollimore
<input checked="" type="checkbox"/> Approved by: City Manager Paul Johnson	Jan. 19, 2026	Signed by Paul Johnson

Terms:

1. Add Parts 8 and 9 on PL2000-02-LA008 to the Licensed Areas, which may be used for installation and connection of energized infrastructure ("Infrastructure Purposes"). Parts 8 and 9 shall be removed from any subsequent work stages and solely be used for Infrastructure Purposes.
2. Remove the Removed Licensed Areas from the Licence effective as of May 2, 2025.
3. Adjust the licence fees
4. Amend the definition of Permitted Purpose
5. Toronto Hydro-Electric System Limited and its representatives shall be included in the definition of "Authorized Users"
6. Permitted Purpose of Part 5 on the Additional Licensed Areas Sketch to include both construction and general access rights
7. Add a new provision to address *Rebuilding Ontario Place Act, 2023*
 - a. Metrolinx acknowledges and agrees that the *Rebuilding Ontario Place Act, 2023* (ROPA), as may be amended from time to time, may provide in part, a restriction on the City's ability to encumber, sell or otherwise dispose of lands identified in ROPA, which may be triggered by the grant of rights under this Agreement. Metrolinx shall indemnify and hold harmless the City and its officers, directors, employees, agents and contractors from and against any and all demands, actions, liabilities and claims, suits, penalties, costs, losses, expenses and damages, regulatory infractions, and causes of action which the City may suffer or incur or is liable for by reason of the acts or omissions of Metrolinx and those for whom it is responsible at law arising out of this Agreement and the provisions of ROPA.

Appendix "A" Additional Licensed Areas Sketch Dwg No. PL2000-02-LA008



LEGEND:	AREA:
PART 1	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0166 3859.5m ²
PART 2	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0166 2258.6m ²
PART 3	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0167 5634.0m ²
PART 4	LICENSE AGREEMENT (SITE ACCESS) PIN 21383-0039 10249.7m ²
PART 5	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0167 327.8m ²
PART 6	LICENSE AGREEMENT (CONSTRUCTION) PIN 21383-0039 1440.1m ²
PART 7	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0168 2294.9m ²
PART 8	LICENSE AGREEMENT (CONSTRUCTION) PIN 21383-0039 642.0m ²
PART 9	LICENSE AGREEMENT (CONSTRUCTION) PIN 21299-0167 102.0m ²

--- CENTER LINE OF TRACK ALIGNMENT

NOTE(S):

- MANITOBA SITE ACCESS DIMENSIONS ARE FROM EDGE OF SIDEWALK TO EDGE OF SIDEWALK
- AREA MAY BE AFFECTED BY ROUNDING.
- THIS PLAN IS NOT A LEGAL SURVEY. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN MAY NOT BE CURRENT.

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> </thead> <tbody> <tr> <td style="font-size: 8px;">1</td> <td style="font-size: 8px;">UPDATED DRAWING 20240728 UPDATED PART 1</td> </tr> <tr> <td style="font-size: 8px;">2</td> <td style="font-size: 8px;">UPDATED DRAWING 20240618 UPDATED PART 2</td> </tr> <tr> <td style="font-size: 8px;">3</td> <td style="font-size: 8px;">UPDATED DRAWING 20240602 UPDATED PARTS AND AREAS</td> </tr> </tbody> </table>	REVISIONS		1	UPDATED DRAWING 20240728 UPDATED PART 1	2	UPDATED DRAWING 20240618 UPDATED PART 2	3	UPDATED DRAWING 20240602 UPDATED PARTS AND AREAS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> </thead> <tbody> <tr> <td style="font-size: 8px;">1</td> <td style="font-size: 8px;">UPDATED DRAWING 20241103 UPDATED PIN NUMBERS</td> </tr> <tr> <td style="font-size: 8px;">2</td> <td style="font-size: 8px;">UPDATED DRAWING 20240729 UPDATED PIN NUMBERS</td> </tr> </tbody> </table>	REVISIONS		1	UPDATED DRAWING 20241103 UPDATED PIN NUMBERS	2	UPDATED DRAWING 20240729 UPDATED PIN NUMBERS	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> RCD <small>NOT FOR CONSTRUCTION ID: MONTH YYYY</small> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 50%;">SCALE(S)</td> <td style="width: 50%;">STATUS</td> </tr> <tr> <td style="text-align: center;">1:100</td> <td style="text-align: center;">ISSUED</td> </tr> </table>	SCALE(S)	STATUS	1:100	ISSUED	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 33%;">DESIGNED</td> <td style="width: 33%;">DRAWN</td> <td style="width: 33%;">APPROVED</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DESIGNED	DRAWN	APPROVED				<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td colspan="2" style="text-align: center;">ONTARIO LINE SUBWAY</td> </tr> <tr> <td style="width: 50%;">TITLE</td> <td style="width: 50%;">EXHIBIT PLAN</td> </tr> <tr> <td colspan="2" style="text-align: center;">PART OF GARDINER EXPRESSWAY BETWEEN ATLANTIC & JEFFERSON AVENUE</td> </tr> <tr> <td colspan="2">PINS: 21299-0166, 21299-0167, 21383-0039, 21299-0168</td> </tr> </table> <div style="text-align: right; font-size: 8px;"> Drawn By: PL2000-02-LA008 Sheet No: </div>	ONTARIO LINE SUBWAY		TITLE	EXHIBIT PLAN	PART OF GARDINER EXPRESSWAY BETWEEN ATLANTIC & JEFFERSON AVENUE		PINS: 21299-0166, 21299-0167, 21383-0039, 21299-0168	
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APPENDIX "C"

LOCATION MAP

