



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

TRACKING NO.: 2026-058

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

Prepared By:	Patricia Palmieri	Division:	Corporate Real Estate Management
Date Prepared:	January 28, 2026	Phone No.:	416-392-4829
Purpose	To obtain authority to enter into an entrance connection licence agreement with One Eglinton East Inc (the "Owner") and Metrolinx with respect to the property as described below, for the purpose and existence of a subway entrance and the operation of the Toronto Transit Commission ("TTC") facilities at the Yonge and Eglinton subway station (the "Agreement").		
Property	1 Eglinton Avenue East, Toronto, Ontario, PIN 21134-0002 (LT) being Pcl 18-1-B Sec A653; All Lot 18 Blk B Plan 653 Toronto; Pt Lt 19 Blk B Plan 653 Toronto Pt 1 & 3, 66R16029; s/t CT789730; Toronto; subject to an easement in gross over Pt Lot 19, Blk B, Plan 653; Pt 1, Plan 66R27660 as in AT3792181; City of Toronto and PIN 21134-0001 (LT) being Pcl 17-1-B Sec A653; Pt Lt 17 Blk B Plan 653 Toronto Pt 2, 66R16029; Toronto, City of Toronto (the "Owner Lands") as shown on the Location Map in Appendix "A".		
Actions	1. Authority be granted to enter into the Agreement with the Owner and 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	There is no financial impact. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	In 1985 the Owner's predecessor, the City and TTC entered into agreements for an entrance connection and pedestrian route providing access to and from the street to the Eglinton subway station through the Owners Lands. As part of the Eglinton Crosstown Light Rail Transit (the "ECLRT") a new concourse has been constructed by Metrolinx serving both the subway and the ECLRT concourse. This requires changes to the entrance connection and certain systems servicing both the Metrolinx facilities and the Owner's facilities. On November 28, 2012, Metrolinx, the City and TTC entered into a master agreement establishing a protocol and procedures with respect to the ECLRT. In accordance to the master Agreement, upon completion of construction of the ECLRT the City will grant an easement to Metrolinx over, on and through the City's Right of Way ("ROW") lands and underground ROW lands including the Eglinton Station concourse (the "Guideway Easement"). On December 22, 2025 the Owner and the City entered into an encroachment agreement for pipes, sprinkler systems, a vestibule and conduit with wires and fire safety sign that are built on the Yonge Street ROW lands as part of the new concourse. Metrolinx acknowledges that the encroachment agreement has priority over Metrolinx's rights under the Guideway Easement.		
Terms	The Owner grants to the City and TTC, a licence over the Owner Lands for a pedestrian route plan for the passage and repassage of transit users and the general public. The Owner will grant a permanent registerable easement to the City, which will replace the Agreement upon the completion of the ECLRT and the availability of as-built drawings and reference plans by Metrolinx showing and designating the actual location and specific areas of the pedestrian route. The Owner grants to Metrolinx and Metrolinx grants to the Owner access over the Owner Lands and Metrolinx facilities for the purpose of locating and maintaining the fire safety system and associated improvements. Each party will maintain its facilities in good order and condition, subject to and in accordance with the Agreement, including the entrance connection facilities, which are to be maintained in accordance with the Agreement. The Owner and the City agrees to release and discharge from title the agreement and easements previously entered and granted in 1985.		
Property Details	Ward:	Ward 12 – Toronto St Paul's	
	Assessment Roll No.:	n/a	
	Approximate Size:	n/a	
	Approximate Area:	n/a	

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

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:	Councillor Josh Matlow	Councillor:	
Contact Name:	Carolina Vecchiarelli	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:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	David Cooper	Contact Name:	Karen Liu
Comments:	Concur	Comments:	Concur

Legal Services Division Contact

Contact Name:	Tammy Turner
---------------	--------------

DAF Tracking No.: 2026-058	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	January 29, 2026	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan 30, 2026	Signed by Alison Folosea

Appendix "A"

Location Map

