



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

TRACKING NO.: 2026-057

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 RioCan YEC Holdings Inc. (the "Owner") and Metrolinx with respect to the property as described in Appendix B, 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	See Appendix B		
Actions	1. Authority be granted to enter into the Agreement with the Owner and Metrolinx, on the major terms and conditions outlined below, and including such other terms as deemed acceptable 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	<p>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 with 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").</p> <p>As part of the construction of the ECLRT station concourse at Eglinton Avenue West and Yonge Street (the "Metrolinx Facilities") it has been necessary to re-configure the entrance vestibules and certain systems servicing both the Metrolinx Facilities and the Owner's Lands which will require those systems and ancillary improvements to be located within each other's facilities and as a result, for certain rights to be provided by and between the parties, including to ensure continued access to the subway through the Owner's Lands.</p> <p>On December 18, 2025 the Owner and the City entered into an encroachment agreement for a vestibule, a conduit with wires and a fire safety sign (the Encroachments") that are built on the Yonge Street ROW as part of the new concourse. Metrolinx acknowledges that the encroachment agreement has priority over Metrolinx's rights under the Guideway Easement.</p>		
Terms	<p>The Agreement provides for the transfer of certain lands and interests for nominal among the Owner, Metrolinx and the City to align property rights for support, public access, maintenance and shared system obligations.</p> <p>Metrolinx will grant the Owner permission for nominal consideration to access the Metrolinx Facilities located on Metrolinx Lands and on the City Lands. The City hereby acknowledges and agrees that the City has granted a licence to the Owner to access the City Lands for such purposes pursuant to the encroachment agreement. Metrolinx will not impede the Owner's use of the Metrolinx Facilities for all rights granted in the encroachment agreement.</p> <p>The Owner grants Metrolinx for nominal consideration a licence on the Owners Lands for the purposes of public access, installation and maintenance of all utility, mechanical systems and conduits and shared systems. On the completion of construction of the ECLRT and the availability of as built drawings and reference plans by Metrolinx showing and designating the actual location of the areas, the Owner will grant a permanent registerable easement to Metrolinx, which will supersede and replace the Agreement.</p> <p>The Owner grants the City a licence for nominal consideration to access the Owners Lands for the passage and repassage of transit users and the general public and equipment. On the completion of the construction of the ECLRT and the availability of as built drawings and reference plans by Metrolinx showing and designating the pedestrian routes the Owner will grant a permanent registerable easement to the City, which will supersede and replace the Agreement.</p> <p>The City and Owner agree to release and discharge from title any agreements, encumbrances and easement previously entered and granted in respect of the prior entrance connection.</p> <p>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.</p>		
Property Details	Ward:	Ward 8 – Eglinton - Lawrence	
	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 Mike Colle	Councillor:	
Contact Name:	Andy Stein	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
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

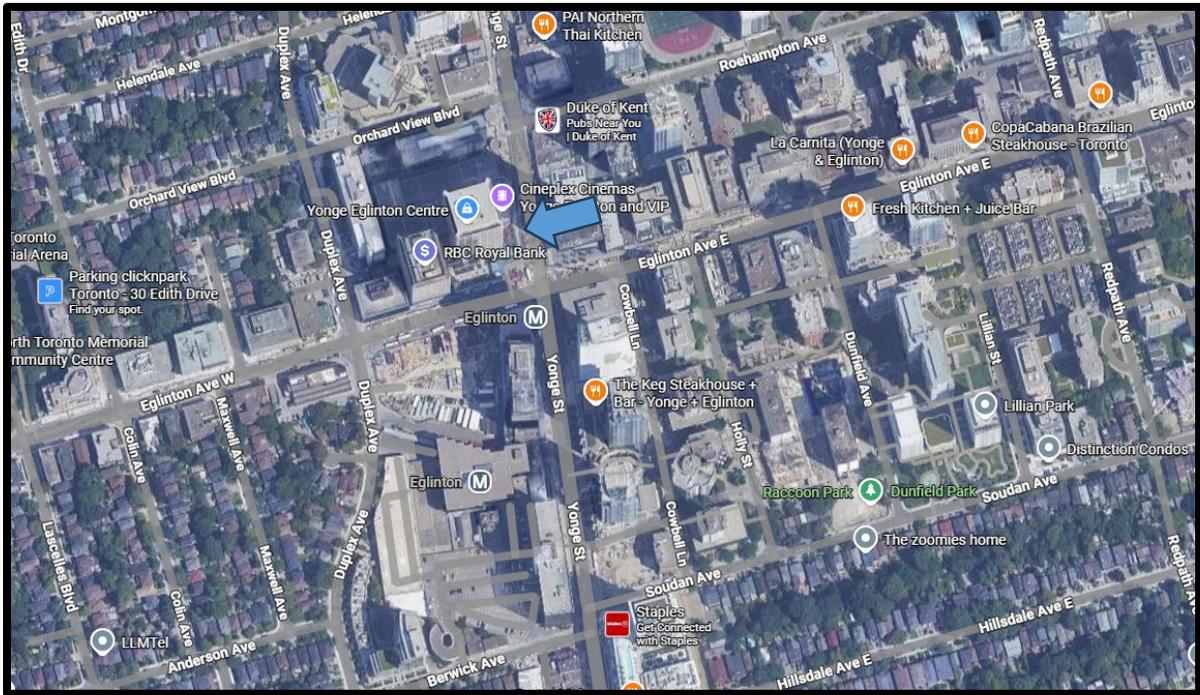
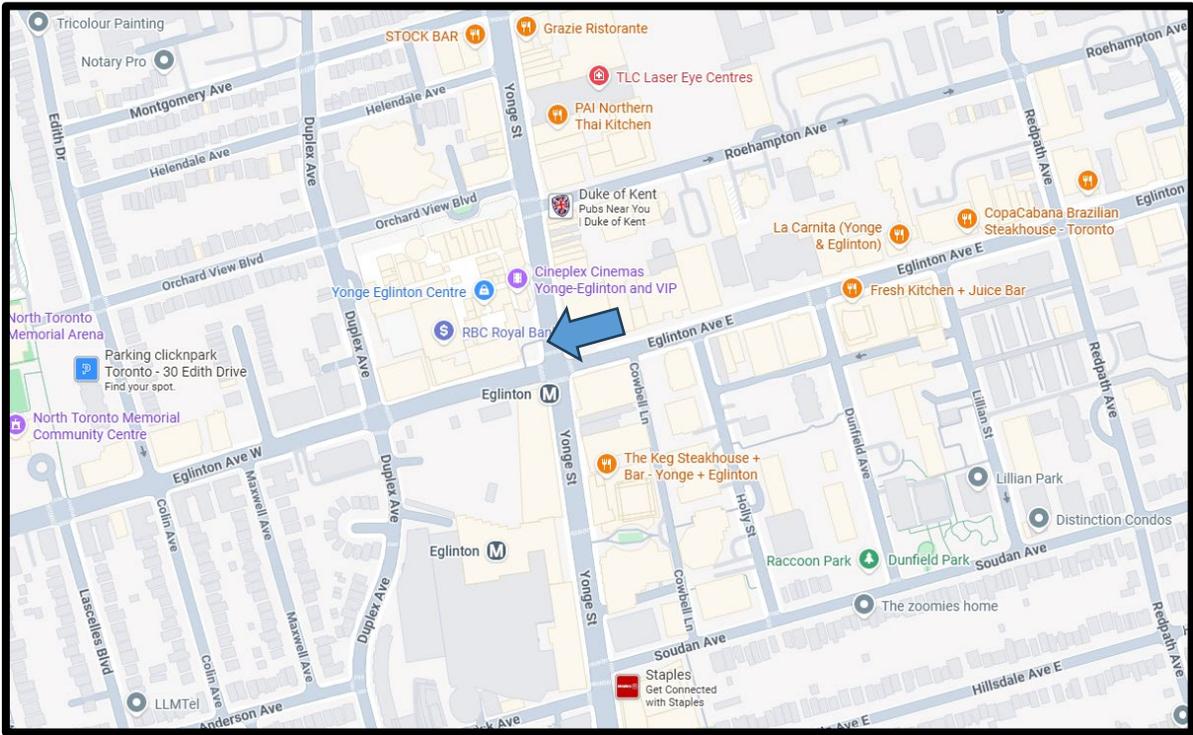
Legal Services Division Contact

Contact Name:	Tammy Turner
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DAF Tracking No.: 2026-057	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	February 3, 2026	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb 3, 2026	Signed by Alison Folosea

Appendix "A"

Location Map



Appendix "B"

Legal Descriptions

Owner Lands

2300 Yonge Street, 33 Orchardview Boulevard and 20 Eglinton Avenue West

PIN 21171-0389 (LT)

Pt Lt 1, 2, 3, 4, 5, 6 PI 818 except Part 1, 66R31006; North Toronto; Pt Reserve PI 818, North Toronto; Pt Lane, PI 818, North Toronto closed by EO106340; Pt Lt 32, 33 PI 1567 Toronto; Blk A PI 542E Toronto; Pt Lt 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 PI 542E Toronto; Pt Starrett Av PI 542E Toronto closed by EO106340; Pt Lt 31 PI 1567 Toronto; Pt Lt 2 PI 491 North Toronto Pts 1 to 24 64R14268; except Pt 1 PI 66R29572; t/w EO107042, s/t EO110464, t/w EO111671, t/w CT133718; s/t EO105020E, EO109377; s/e Pts 1, 2, 3, 4, PI 66R25983; subject to an easement in gross over parts 2 & 3, 66R29572 as in AT4957286; subject to an easement in gross over Part of Lots 2, 3, 4, 5 & 6 Plan 818; Part of Lane Plan 818 (closed by EO106340); Part of Lot 12 Plan 542E; Part of Starrett Avenue Plan 542E (closed by EO106340) Parts 1, 2, 3, 4 & 6, 66R31816 as in AT5742934; subject to an easement in gross over Part of Lots 5 & 6 Plan 818; Part of Lane Plan 818 (closed by EO106340); Part of Starrett Avenue Plan 542E (closed by EO106340) Part 5, 66R31816 as in AT5742935; City of Toronto, known as (the "Owner Lands")

Metrolinx Lands

PIN 21171-0369(LT)

Part of Lot 6, Plan 818, North Toronto designated as Part 1 on Reference Plan 66R-29572, City of Toronto; subject to an easement over Pt 1 PI 66R29572 as in EO109377.

PIN 21171-0388(LT)

Part of lot 6, Plan 818, North Toronto, Part 1, Plan 66R-31006; City of Toronto, known as (the "Metrolinx Lands")

City Lands

Yonge Street

PIN 21136-0414

Pt Rdal Btn Con 1 Eys & Con 1 wys TWP of York; Pt Lot 2 Con 1 wys TWP of York; Pt lot 1-6 pl 818 North Toronto; pt 1 ft reserve PI 818 North Toronto; Pt lot 1-2 range 1 PI 734 North Toronto; Pt Lot 1-2 range 2 PI 734 North Toronto; Pt Lot 1-2 range 3 pl 734 North Toronto; Pt lot 1-2 range 4 PI 734 North Toronto; Pt lot A, B PI 702 North Toronto; Pt Castlefield Av PI 734 North Toronto; Pt Lot 1 PI 1567 Toronto; Pt Orchard View Blvd. PI 1567 Toronto; Pt Lot 1-4, 20-21 PI 563 North Toronto; Pt Montgomery Av PI 563 North Toronto; Pt Lot 2 PI 491 North Toronto; Pt Lot 3-5 pl 334 North Toronto as in ON26386, ON27916 & ON29551 being Yonge St btn Eglinton Av E & Sherwood Av; City of Toronto; together with an easement over part of the common elements on Toronto Standard Condominium Plan No. 2726, Part 56, Plan 66R-30696 as in AT5302026; together with an easement over Part of Lot C, Part of Lot 1 s.s. Roehampton Avenue, Plan 639, Parts 42, 43, 67, 75, 76,84, 94, 95 and 191, 66R-30696 as in AT5325428, known as (the "City Lands")