



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

TRACKING NO.: 2026-060

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:	February 3, 2026	Phone No.:	416-392-4829
Purpose	To obtain authority to enter into an entrance connection licence agreement with EPlace Holdings Inc. and 2786312 Ontario Inc. (collectively the "Owners"), and Metrolinx with respect to the property at the North East corner of Yonge Street and Eglinton Avenue 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 Owners and Metrolinx, 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	<p>On September 11, 2018 the predecessor in title to the Owners and the City entered into an entrance connection agreement (the "2018 ECA") to which the owner constructed an entrance connecting the Owners building to the TTC facilities and granted an access easement for transit users and the general public from the Owners building to the subway and allowed the City to install and maintain shared life and fire safety and public address systems from the Owners Lands to the City Lands.</p> <p>On January 11, 2010 Penlim Investments Limited granted an easement to the City to allow the City, TTC, transit users and the general public access over lands which now form part of Toronto Standard Condominium Plan No. 2726 (the "Condominium Lands") for the purpose of ingress and egress to the subway and for the purpose of construction, reconstructing, maintain and operating the subway.</p> <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 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 ROW lands and underground ROW lands including the Eglinton Station concourse (the "Guideway Easement").</p> <p>As part of the construction of the Eglinton Station concourse (the "Metrolinx Facilities") it has been necessary to reconfigure the entrance connection and certain systems servicing both the Metrolinx facilities and the Owners building.</p> <p>The Owners have made application to the City for an encroachment agreement for a conduit with wires and fire safety sign that are built on the City Lands as part of the new concourse. Metrolinx acknowledges that the encroachment agreement has priority over Metrolinx's rights under the Guideway Easement. The Agreement will not be executed until such time as the encroachment has been approved by the City.</p>		
Terms	<p>The Owners grant a licence for nominal to the City and Metrolinx for and over certain parts of the Owners Lands to allow transit users and the general public access to and egress from the ECLRT and the subway.</p> <p>The Owners grant a licence for nominal to the City and Metrolinx for and over the Owners Lands on, over and through which the shared systems have been built and are located.</p> <p>Metrolinx grants permission to the Owners for and over those parts of the Metrolinx Facilities built on City Lands for the purpose of maintaining the shared systems and associated improvements that are located within the Metrolinx Facilities built on City Lands.</p> <p>Upon the completion of the construction of Metrolinx's Facilities, as-built drawings and reference plans the parties will enter into a new Entrance Connection Agreement (the "ECA") that will include Metrolinx in the grant of easement and will reflect the revised easement areas substantially on the same terms and condition of this Agreement. The new ECA will supersede and replace this Agreement, and this Agreement will terminate upon the execution and delivery of the new ECA.</p> <p>The City and Owners agree to release and discharge from title any easements previously entered into and granted in respect of the entrance connection that are no longer required and agree to terminate the 2018 ECA once easements in favor of Metrolinx and the City are registered on title to the Condominium.</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 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/REOs:</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/REOs.</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:	<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

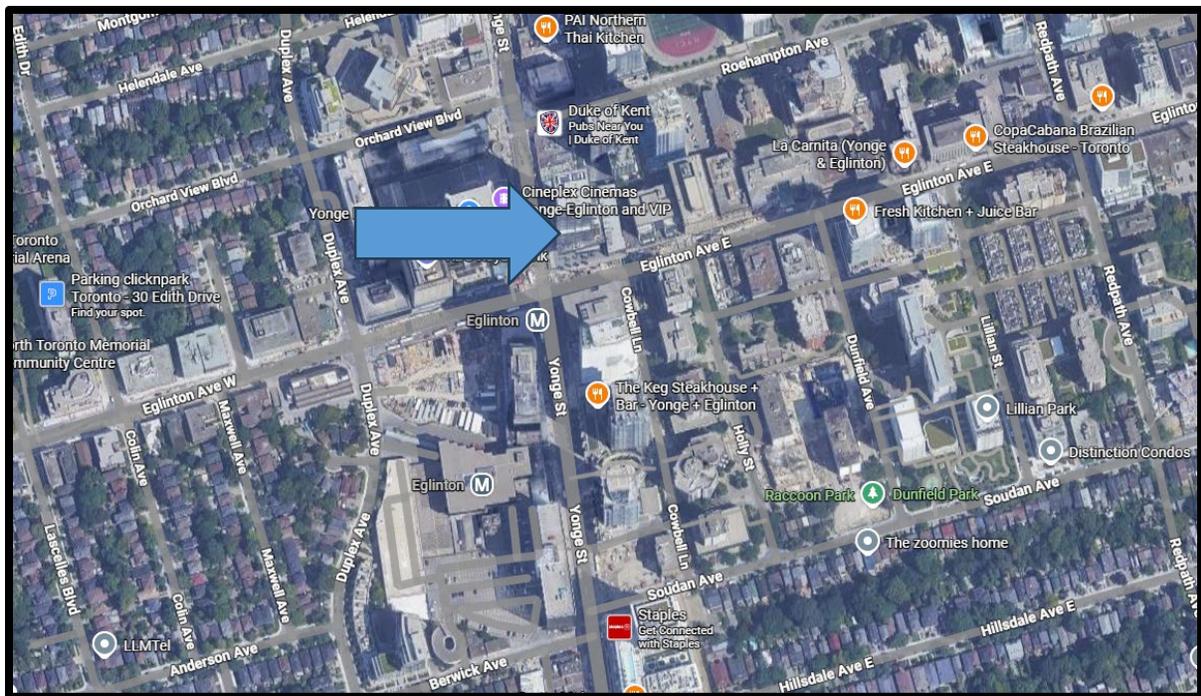
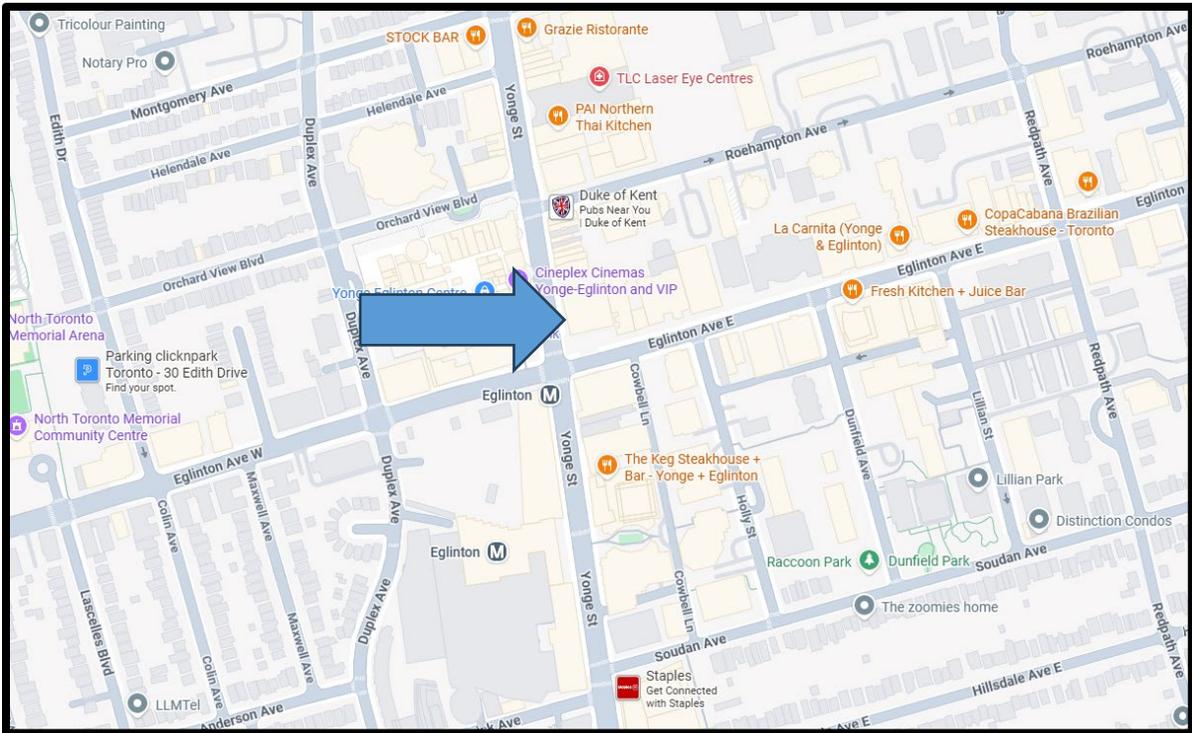
Legal Services Division Contact

Contact Name:	Tammy Turner
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DAF Tracking No.: 2026-060	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown <input type="checkbox"/> Approved by:	Feb. 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 Description

“Owners Lands”

Part of PIN 21136-0561 (LT) Part of Lot A, Plan 639, designated as Parts 19, 21, 25, 33, 34, 36, 71, 128, 129, 130 and 131 on Plan 66R30696, City of Toronto.

“City Lands”

PIN 21136-0414 (LT)

Part of the Road Allowance between Concession 1 East of Yonge Street and Concession 1 West of Yonge Street Township of York, Part of Lot 2 Concession 1 West of Yonge Street Township of York, Part of Lots 1, 2, 3, 4, 5 and 6 Plan 818 North Toronto, Part of 1 Foot Reserve Plan 818 North Toronto, Part of Lots 1 and 2 Range 1 Plan 734 North Toronto, Part of Lots 1 and 2 Range 2 Plan 734 North Toronto, Part of Lots 1 and 2 Range 3 Plan 734 North Toronto, Part of Lots 1 and 2 Range 4 Plan 734 North Toronto, Part of Lots A and B Plan 702 North Toronto, Part of Castlefield Avenue Plan 734 North Toronto, Part of Lot 1 Plan 1567 Toronto, Part of Orchard View Boulevard Plan 1567 Toronto, Part of Lots 1, 2, 3, 4, 20 and 21 Plan 563 North Toronto, Part of Montgomery Avenue Plan 563 North Toronto, Part of Lot 2 Plan 491 North Toronto, Part of Lots 3, 4 and 5 Plan 334 North Toronto as in ON26386, ON27916 and ON29551, being Yonge Street between Eglinton Avenue East and Sherwood Avenue, City of Toronto.