

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**

TRACKING NO.: 2025-354

Approved pursuant to the Delegated Authority contained in Item EX20.2 entitled "Advancing the SmartTrack Stations Program" as adopted by City Council on February 2, 3 and 5, 2021.			
Prepared By:	Fiona Thomas	Division:	Corporate Real Estate Management
Date Prepared:	October 31, 2025	Phone No.:	(416) 338-5045
<b>Approval Authority</b>	<b>Deputy City Manager, Corporate Services ("DCM, CS") has approval authority to approve the disposal to Metrolinx of certain City property required for the implementation of the SmartTrack Stations Program for nominal consideration, on terms satisfactory to the DCM, CS and in a form acceptable to the City Solicitor.</b>		
<b>Signing Authority</b>	<b>Deputy City Manager, Corporate Services has signing authority on behalf of the City for Documents required to implement matters for which he or she also has delegated approval authority.</b>		
<b>Purpose</b>	To obtain authority to enter into a licence agreement with Metrolinx with regard to 126 Union Street for the purpose of construction staging with the construction of the St. Clair–Old Weston station (the "Licence").		
<b>Property</b>	126 Union Street, legally described as Pt Lt 35 Concession 3 FTB Township of York Part 1 on Expropriation Plan AT6641512; Toronto; City of Toronto (Being all of PIN 21358-0729 LT) and Part of Lot 35, Concession 3 FTB Part 2 on Expropriation Plan AT6641512 (being Part of PIN 21358-0728) and, as shown on the Location Map and Sketch of the Licensed Areas attached hereto as Appendix "B" (the "Licensed Areas").		
<b>Actions</b>	1. Authority be granted to enter into the Licence with Metrolinx, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
<b>Financial Impact</b>	Licence fees payable for the Licensed Areas are for nominal consideration in accordance with the Term Sheet attached to Item EX20.2 adopted by City Council on February 2, 3 and 5 2021 entitled <i>Advancing the SmartTrack Stations Program</i> authorized the nominal consideration.  The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.		
<b>Comments</b>	Metrolinx requires the Licence for temporary access and construction staging purposes for the St. Clair-Old Weston station (the "Project") as part of the SmartTrack Station Program (the "Program").  On June 14 and 15, 2023, Council adopted Item EX5.2 titled <i>Smart Track Stations Program – Provincial Funding Update</i> . Upon its adoption, Metrolinx and the City entered into the SmartTrack Stations Program Main Agreement dated September 15, 2023 in respect of matters pertaining to the Program (the "STMA"). The STMA contains a Real Estate Protocol set out in its Schedule "B" (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City and Metrolinx to follow relating to the acquisition, ownership and disposition of real property between the parties, both temporary and permanent interests, required for the STMA, including the Project.  The form of the Licence is substantially in the form appended to the Real Estate Protocol.		
<b>Terms</b>	See Appendix "A"		
<b>Property Details</b>	<b>Ward:</b>	9 – Davenport	
	<b>Assessment Roll No.:</b>		
	<b>Approximate Size:</b>	5160.32 m <sup>2</sup> + 1568.1 m <sup>2</sup> (55,545.ft <sup>2</sup> + 16,878.9 ft <sup>2</sup> )	
	<b>Approximate Area:</b>	6728.42.m <sup>2</sup> (72,424.11 ft <sup>2</sup> )	
	<b>Other Information:</b>		

Consultation with Councillor(s)																	
Councillor:	Alejandra Bravo						Councillor:										
Contact Name:	Em Wong						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:	Financial Planning						Division:										
Contact Name:	Karen Liu						Contact Name:										
Comments:	No comments						Comments:										
Legal Division Contact																	
Contact Name:	Tammy Turner																

DAF Tracking No.: 2025-354	Date	Signature
Recommended by: Vinette Prescott-Brown, Manager, Real Estate	Nov. 5, 2025	Signed by Vinette Prescott-Brown
Recommended by: Alison Folosea, Director, Real Estate Services	Nov. 6, 2025	Signed by Alison, Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Nov. 10, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore	Nov. 12, 2025	Signed by Deputy City Manager

## **Appendix "A"**

### **Terms**

Part 1 Term: Four (4) years commencing from the date of the full execution of the Licence, with an option to extend for a further period of up to twelve (12) months in favour of Metrolinx.

Part 1 Use: All works and uses in connection with the construction of the Project for Metrolinx and its authorized users by Metrolinx and its authorized users including but not limited to (1) construction staging, laydown and storage of construction materials and equipment and (2) access, ingress, egress and the removing, processing, and hauling of materials.

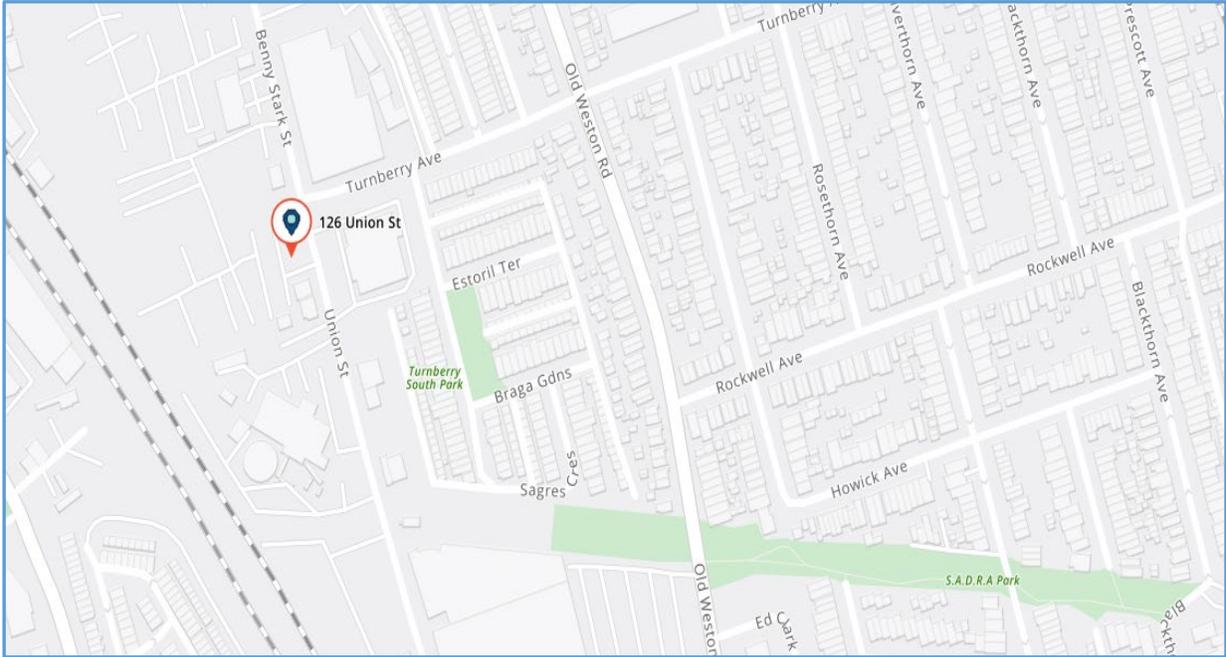
Part 2 Term: The term of the License over the Easement Property shall commence on the Commencement Date and shall expire on December 31, 2028 with no further extensions.

Part 2 Use: Exclusive use for temporary construction activities including grading, excavation and backfill, access and parking for vehicles and machinery, storage of materials and equipment, fencing and erosion control.

Early Termination: Metrolinx has the right to terminate the Licence upon 30 days of prior written notice to the City.

## Appendix "B"

### Location Map and Sketch of Licensed Areas



### City Property: Part 1 Easement Property: Part 2

