



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

TRACKING NO.: 2026-140

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

Prepared By:	Fiona Thomas	Division:	Corporate Real Estate Management								
Date Prepared:	March 30, 2026	Phone No.:	(416) 338-5045								
Purpose	To obtain authority to enter into a licence agreement with Metrolinx with respect to the TRCA-owned property municipally known as 3601 Eglinton Avenue West, Toronto, managed by the City, for the purpose of use and occupation of a total of 20 (twenty) parking spaces by Metrolinx in connection with the Eglinton Crosstown Extension Project (the "Agreement").										
Property	Parts of the property municipally known as 3601 Eglinton Avenue West (Eglinton Flats), Toronto, legally described as being part of PIN 10510-0049 (LT) (the "Property"), as shown on the Location Map in Appendix 'B' and outlined on the drawing attached hereto as Appendix "C" (the "Licensed Areas").										
Actions	1. Authority be granted to enter into the Agreement with Metrolinx, substantially on the major terms and conditions set out in Appendix "A", 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 total licence fee revenues of \$18,766.09 (plus HST) over the initial term of the licence. Should Metrolinx exercise its option to extend the term of the Agreement, the City is estimated to collect an additional \$30,269.44 plus applicable taxes (subject to amendments based on the annual average CPI rate increase for years 7-9), for a total of \$49,035.53.</p> <p>Revenues will be directed to the 2024 Council Approved Operating Budget for Parks and Recreation under cost centre P00147 and functional code 1820100000.</p> <table border="1"> <tr> <td>December 1, 2024 – March 31, 2026</td> <td>\$5,088.37</td> </tr> <tr> <td>April 1, 2026 – March 31, 2027</td> <td>\$7,567.36</td> </tr> <tr> <td>April 1, 2027 – January 31, 2028</td> <td>\$6,110.37</td> </tr> <tr> <td align="right">Total</td> <td>\$18,766.09</td> </tr> </table>			December 1, 2024 – March 31, 2026	\$5,088.37	April 1, 2026 – March 31, 2027	\$7,567.36	April 1, 2027 – January 31, 2028	\$6,110.37	Total	\$18,766.09
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Total	\$18,766.09										
Comments	<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> <p>On December 15, 2021, City Council adopted item EX28.12 "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs." Upon its adoption, the City, TTC and Metrolinx entered into an agreement dated June 16, 2022, which included a schedule that outlined the process for real estate transactions related to Subway Programs (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City, TTC 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 Subways Program, which includes the Eglinton Crosstown West Extension.</p> <p>Metrolinx requires temporary access to, and use of, 20 (twenty) spaces for parking. Staff within Parks and Recreation have no objection to the granting of the licence. The form of the Agreement is substantially in the form appended to the Real Estate Protocol. The proposed fees and other terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p> <p>On June 26, 2024, City Council adopted staff report EX15.2 titled "Priorities in Transit Expansion and Transit-Oriented Communities Projects." The report contained a recommendation that required Metrolinx to provide the City with certain information prior to completing any further real estate transactions involving City lands. 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 EX15.2 relating to the Property.</p>										
Terms	See Appendix "A"										
Property Details	Ward:	5 - York South – Weston									
	Assessment Roll No.:										
	Approximate Size:	158.4 m ² x 136.4 m ² ± (1705 ft x 1468.2 ft ±)									
	Approximate Area:	294.8 m ² ± (3173.2 ft ² ±)									
	Other Information:										

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 Cor</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 checked="" 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 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 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:
<ul style="list-style-type: none"> • 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:
<ul style="list-style-type: none"> • 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			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Councillor Nunziata	Councillor:	
Contact Name:	Councillor Nunziata	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:	Parks & Recreation	Division:	Financial Planning
Contact Name:	Kellie Spence	Contact Name:	Karen Liu
Comments:	Terms included in licence	Comments:	No Comments
Legal Services Division Contact			
Contact Name:	Luxmen Aloysius		

DAF Tracking No.: 2026-140	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	March 27, 2026	Signed by Leila Valenzuela
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vnette Prescott-Brown	March 27, 2026	Signed by Vnette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"

Major Terms and Conditions

Licensed Areas: licensed twenty (20) parking spaces for passenger vehicle parking only (no commercial vehicles, no storage of equipment and materials, no construction vehicle turnarounds):

- 10 temporary spaces (between September and May only, no parking between 5 pm to 12am)
- 10 permanent spaces (24/7 parking year-round)

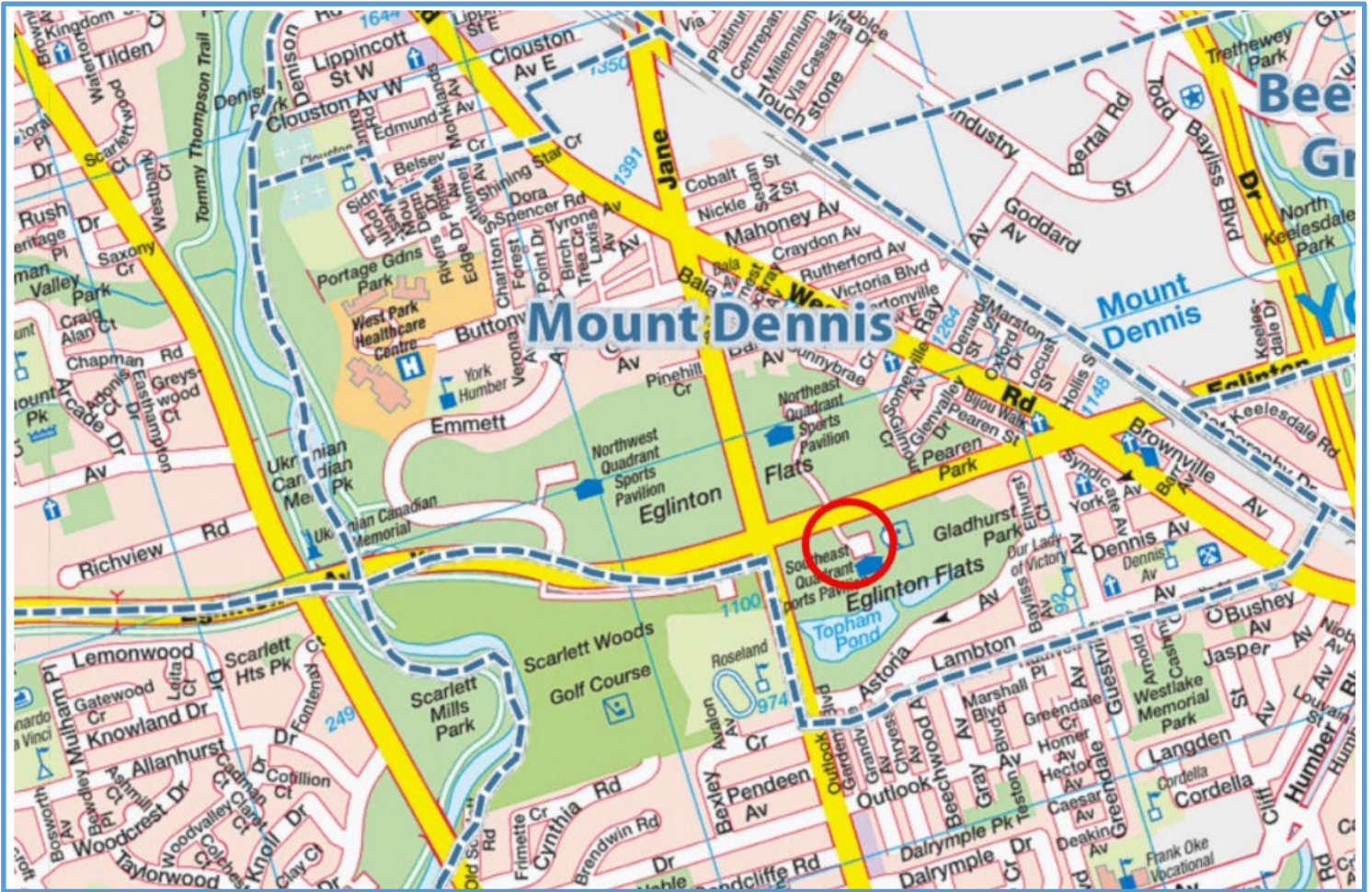
Term: The initial term of the Agreement commenced on December 1, 2024 and expired on March 31, 2026, for the use of 10 temporary parking spaces. The current term of the Agreement commenced on December 1, 2025, and expires on January 31, 2028, for the use of 10 temporary parking spaces and 10 exclusive use parking spaces. The initial term and the current term are collectively referred to as the "Term".

Option of Extension: Upon six (6) months of prior written notice to the City, Metrolinx has the option to extend the Term for up to four (4) additional years. In the event of an extension, the Licence Fee for the Extension Term payable to the City by Metrolinx in the sixth (6th) year shall be increased by six percent (6%) and thereafter, the Licence Fee for each additional extension year shall increase annually based on the annual average rate of the Consumer Price Index (CPI) applicable to the City of Toronto of the preceding year.

Early Termination: Upon a minimum of thirty (30) days' written notice to the City, Metrolinx may terminate the licence.

Appendix "B"

Location Map



APPENDIX "C"

LICENSED AREA DRAWING

