



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-207

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

| | | | |
|-------------------------|---|--------------------------|----------------------------------|
| Prepared By: | Clarissa Lam | Division: | Corporate Real Estate Management |
| Date Prepared: | May 28, 2026 | Phone No.: | 437-929-6816 |
| Purpose | To obtain authority to enter into a licence agreement with Metrolinx for a part the airspace of the property known as Union Station, Toronto, for the purpose of providing Metrolinx an exclusive temporary license to enter and use mobile cranes (the "Licence Agreement"). | | |
| Property | Part of the airspace being 6,335.91 square metres being part of the property municipally known as 65 Front Street West, Toronto, (between Bay and York St), being part of PIN 21396-0152(LT) (the "Property"), as shown on the Sketch in Appendix "A". | | |
| Actions | 1. Authority be granted to enter into the Licence Agreement with 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 | <p>The City will receive a total licence fee of \$852,475.00 for the initial 5-year term. If the extension options are renewed the City will receive an additional amount of \$356,488 for a total amount of \$1,209,000.</p> <p>Revenues to the City will be directed to Corporate Real Estate Management (CREM), under cost centre FA3078 and functional area code 3220200000.</p> <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> | | |
| Comments | <p>Metrolinx requires a temporary exclusive license for approximately 6,335.91 m² of City-owned air space at Union Station to support mobile crane swing operations and related construction activities. These works are associated with the Union Station Enhancement Project ("USEP") shed works, including removal of the 1970 train shed within the rail corridor between Bay Street and York Street.</p> <p>These works support the broader modernization of the trainshed complex to accommodate new trains and rail technologies, enhance infrastructure capacity, and improve passenger flow to support the future growth at Union Station.</p> <p>The works are being coordinated under the existing USEP (Early Works) Design and Construction Agreement ("DCA"), which establishes the project delivery and coordination protocols between the parties.</p> <p>The proposed fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p> | | |
| Terms | <p>Term: Five years</p> <p>Options to Extend: Metrolinx may extend the Licence Agreement for two additional terms of one year each on 90 days written notice.</p> <p>Termination: Metrolinx may terminate the Licence on written notice to the City.</p> | | |
| Property Details | Ward: | 10 – Spadina – Fort York | |
| | Assessment Roll No.: | | |
| | Approximate Size: | 227m x 28m | |
| | Approximate Area: | 6,336 m ² | |
| | Other Information: | | |

| A. | Executive Director, Corporate Real Estate Management has approval authority for: | Deputy City Manager, Corporate 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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 checked="" type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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> | <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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 Ausma Malik | | | | | Councillor: | | | | | |
| Contact Name: | Tom Davidson | | | | | Contact Name: | | | | | |
| Contacted by: | Phone | <input checked="" type="checkbox"/> | E-Mail | Memo | Other | Contacted by: | Phone | | E-mail | Memo | Other |
| Comments: | Advised | | | | | Comments: | | | | | |

Consultation with Divisions and/or Agencies

| | | | |
|---------------|--|---------------|--------------------|
| Division: | | Division: | Financial Planning |
| Contact Name: | | Contact Name: | Karen Liu |
| Comments: | | Comments: | Incorporated |

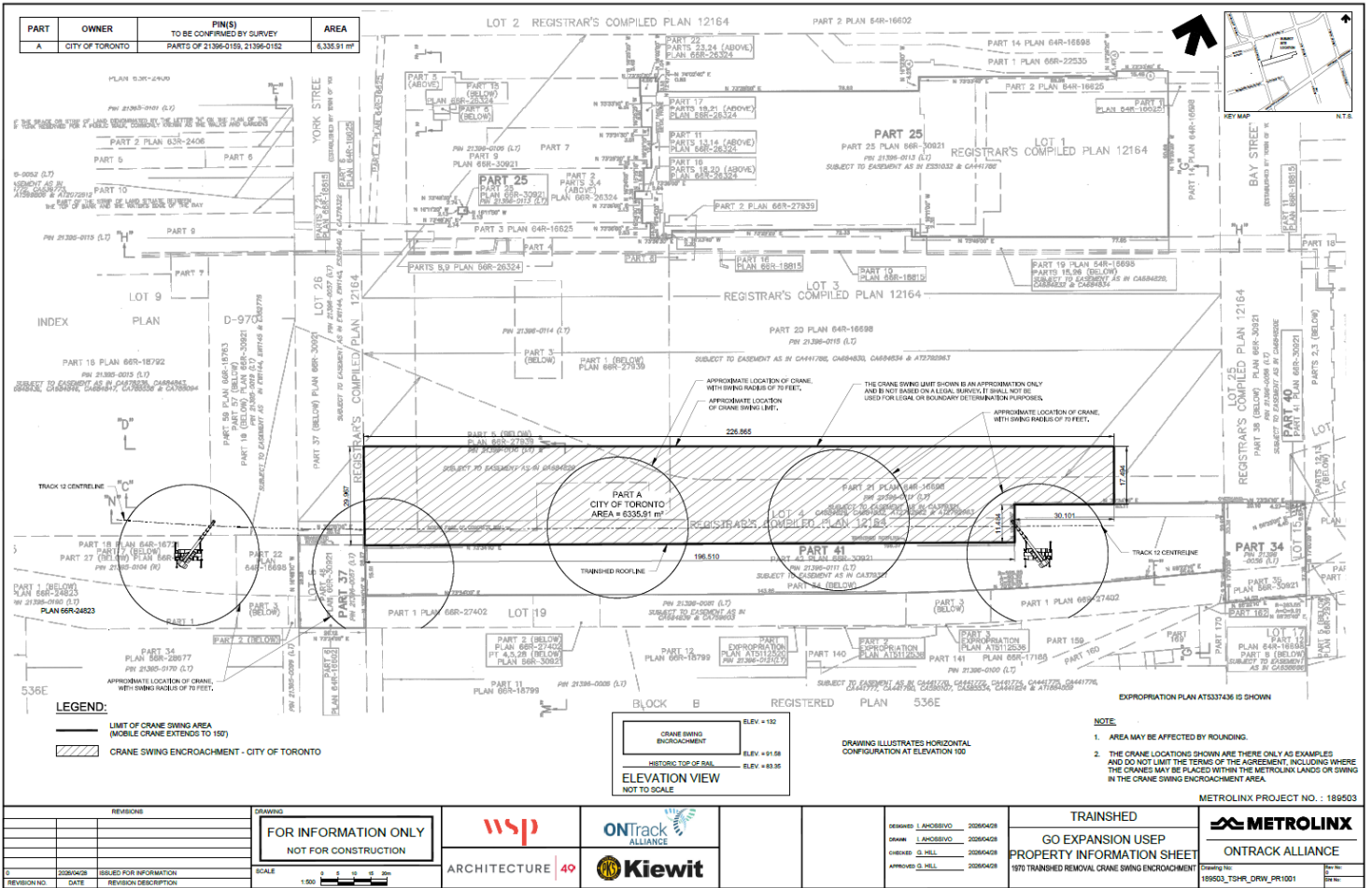
Legal Services Division Contact

| | |
|---------------|---------------------|
| Contact Name: | Jacqueline Kiggundu |
|---------------|---------------------|

| DAF Tracking No.: 2026-207 | Date | Signature |
|--|------------|---------------------------|
| Recommended by: Manager, Real Estate Services Devi Mohan | 05/29/2026 | Signed By Devi Mohan |
| Recommended by: Director, Real Estate Services Alison Folosea | 05/29/2026 | Signed By Alison Folosea |
| <input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management | 05/29/2026 | Signed By Patrick Matozzo |
| <input checked="" type="checkbox"/> Approved by: Patrick Matozzo | | |
| <input type="checkbox"/> Approved by: Interim Deputy City Manager, Corporate Services Sonia Brar | | X |

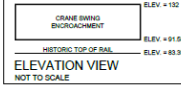
Appendix "A"

Sketch



| PART | OWNER | PIN(S) TO BE CONFIRMED BY SURVEY | AREA |
|------|-----------------|-------------------------------------|-------------------------|
| A | CITY OF TORONTO | PARTS OF 21396-0159, 21396-0162 | 8,335.91 m ² |

LEGEND:
 - - - - - LIMIT OF CRANE SWING AREA (MOBILE CRANE EXTENDS TO 150')
 [Hatched Area] CRANE SWING ENCROACHMENT - CITY OF TORONTO



- NOTE:**
- AREA MAY BE AFFECTED BY ROUNDING.
 - THE CRANE LOCATIONS SHOWN ARE THERE ONLY AS EXAMPLES AND DO NOT LIMIT THE TERMS OF THE AGREEMENT, INCLUDING WHERE THE CRANES MAY BE PLACED WITHIN THE METROLINX LANDS OR SWING IN THE CRANE SWING ENCROACHMENT AREA.

| REVISION NO. | DATE | REVISION DESCRIPTION |
|--------------|----------|------------------------|
| 1 | 20200808 | ISSUED FOR INFORMATION |
| 2 | | |
| 3 | | |

**FOR INFORMATION ONLY
NOT FOR CONSTRUCTION**

TRANSHED
 GO EXPANSION USEP
 PROPERTY INFORMATION SHEET
 1970 TRANSHED REMOVAL CRANE SWING ENCROACHMENT

Drawing No: 185503_TSHR_DRV_0101