



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

TRACKING NO.: 2026-225

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:	June 10, 2026	Phone No.:	(416) 338-5045
Purpose	To obtain authority to enter into a licence agreement with Metrolinx (the "Licensee") for the property municipally known as 701 Pape Avenue, Toronto for the purpose of accessing and maintaining building monitor points on the building facade and for post-condition survey in connection with the construction of the Ontario Line project (the "Licence Agreement").		
Property	The property municipally known as 701 Pape Avenue, Toronto, being all of PIN 210480044, (the "Property"), as shown on the Location Map attached as Appendix "A" and in the Sketch of the Licensed Area attached as Appendix "A-1" (the "Licensed Area").		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, 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	The licence fee is \$1,000 (plus HST) for the initial term and the extension term. Revenues will be directed to the Operating Budget for Corporate Real Estate Management under Cost Centre FA1474 and functional area code 3220200000. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.		
Comments	On December 15, 2021, City Council adopted item EX28.12 "Metrolinx Subways Program – Real Estate Protocol and Principles for Subways and GO Expansion Programs." Upon its adoption, the City, TTC and Metrolinx entered into an agreement dated June 16, 2022 which outlined the process for real estate transactions related to subway projects (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 Ontario Line. Metrolinx requires temporary access to, and use of the Licensed Area for access to and maintenance of building monitoring points and for post-condition survey in connection with construction of the Ontario Line. The proposed licence fee and other major terms and conditions of the Licence Agreement are considered fair, reasonable and reflective of market rates. Staff at Toronto Public Library have no objection to the granting of the licence. 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 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 Item - 2024-EX15.2 relating to the Property.		
Terms	- Term: Five (5) years commencing upon the full execution of the Licence, with an option for Metrolinx to extend the term for an additional period of four (4) years upon delivering three (3) months of prior written notice to the City. - Fee: \$1,000 (plus HST) for the initial term and the extension term		
Property Details	Ward:	14 – Toronto--Danforth	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	410 m ² ± (4411 ft ² ±)	
	Other Information:		

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☒ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position. ☐ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (a) Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ (b) Releases/Discharges ☐ (c) Surrenders/Abandonments ☐ (d) Enforcements/Terminations ☐ (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ (f) Objections/Waivers/Cautions ☐ (g) Notices of Lease and Sublease ☐ (h) Consent to regulatory applications by City, as owner ☐ (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ (j) Documentation relating to Land Titles applications ☐ (k) Correcting/Quit Claim Transfer/Deeds

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:	Paula Fletcher	Councillor:	
Contact Name:	Councillor Fletcher	Contact Name:	
Contacted by:	Phone ☐ X ☐ E-Mail ☐ Memo ☐ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Public Library	Division:	Financial Planning
Contact Name:	Harvey Mooradian	Contact Name:	Karen Liu
Comments:	No Objections	Comments:	Concurs

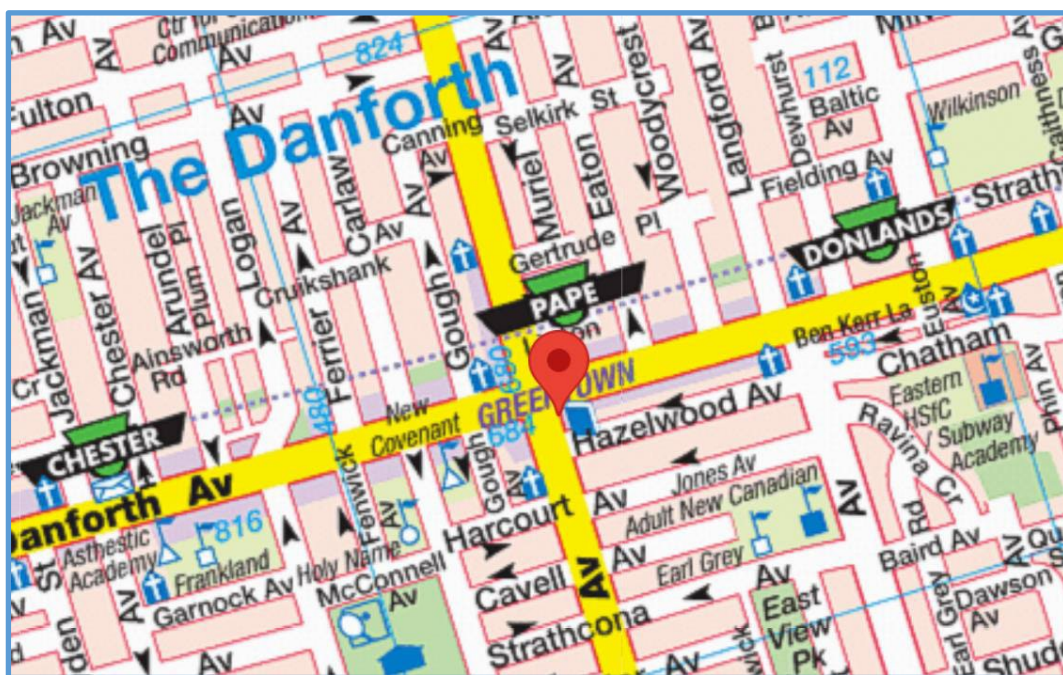
Legal Services Division Contact

Contact Name: Luxmen Aloysius

DAF Tracking No.: 2026-225	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	June 11, 2026	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 11, 2026	Signed By Vinette Prescott-Brown
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"

Location Map



Appendix "A-1"

The Licenced Area



PIN: 210 480 044
Address: 701-703 Pape Avenue



Sources: Esri, Afton DS, USGS, BGA, NASA, CGAR, N Robinson, NCEAS, NLS, OS, NOAA, GeoDataSource, Rijksdienst, CIA, GeoLink, FEMA, Intermap and the GIS user community, Esri Community Map Contributors, City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGlobe, GeoTechniques, Inc., METI/NASA, USGS, EPA, NOAA, and the U.S. Geological Survey.