



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

TRACKING NO.: 2026-205

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

Prepared By:	Trixy Pugh	Division:	Corporate Real Estate Management										
Date Prepared:	June 1, 2026	Phone No.:	(416) 392-8160										
Purpose	To amend the licence agreement (the "Licence") with Metrolinx for portions of 805 Don Mills Road, for the purposes of all works and uses in connection with the construction of the Ontario Line Project (the "Amendment").												
Property	Part of the property municipally known as 805 Don Mills Road, being part of PIN 10133-0057 (LT), shown as Part 9 on Exhibit Plate 1414_X15-TGP-CW-PWD-CPL-PRMO-00017(the "Licensed Areas") shown on the Location Map and Exhibit Plate attached hereto as Appendix "A".												
Actions	1. Authority be granted to amend the Licence 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	There is no additional revenue for the Licence. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Comments	The City entered into an agreement with Metrolinx on December 9, 2025, authorized by Delegate Approval Form 2025-378, to permit the use of parts of 805 Don Mills Road for works associated with the Ontario Line Project (the "Project"). Metrolinx has requested access to additional lands to support the Project. On December 15, 2021, City Council adopted EX28.12 titled "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs". Upon its adoption, the City and Metrolinx entered into an agreement dated June 16, 2022, that outlined the process for real estate transactions related to the Subway Program (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 Subways Program, which includes the Ontario Line. Staff from Real Estate Services, Toronto Water and CreateTO have no objection to the Amendment. The form of the Amendment is substantially in the form appended to the Real Estate Protocol. Real Estate Services staff considers the proposed fee and other terms and conditions of the Amendment to be fair, reasonable and reflective of market rates. On June 26th, 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 Licensed Areas. On May 25 and 26, 2026, City Council adopted EX29.7 titled "Metrolinx Subway Program Update – 2026" to give authority to the Director, Real Estate Services to approve and enter into nominal temporary licences with Metrolinx where required for the Subways Program, provided that the lands impacted are not required by the City for municipal purposes during the term of such temporary licence.												
Term	Six (6) months to commence upon execution of Amendment. All other terms of the Licence remain unchanged.												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>16 – Don Valley East</td></tr> <tr> <td>Assessment Roll No.:</td><td>1908-01-1-230-01000</td></tr> <tr> <td>Approximate Size:</td><td></td></tr> <tr> <td>Approximate Area:</td><td>2,206.8 m² ± (21,816 ft² ±)</td></tr> <tr> <td>Other Information:</td><td></td></tr> </table>			Ward:	16 – Don Valley East	Assessment Roll No.:	1908-01-1-230-01000	Approximate Size:		Approximate Area:	2,206.8 m ² ± (21,816 ft ² ±)	Other Information:	
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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:	Jon Burnside					Councillor:					
Contact Name:	Jon Burnside					Contact Name:					
Contacted by:	Phone	☒	E-Mail		Memo		Contacted by:	Phone		E-mail	
Comments:	Advised					Comments:					

Consultation with Divisions and/or Agencies

Division:	CreateTO, Toronto Water, Transt Expansion					Division:	Financial Planning				
Contact Name:						Contact Name:	Karen Liu				
Comments:	Incorporated into DAF					Comments:	Incorporated into DAF				

Legal Services Division Contact

Contact Name:	Luxmen Aloysius										
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DAF Tracking No.: 2026-205	Date	Signature
☒ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 5, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	June 16, 2026	Signed By Alison Folosea

Appendix "A"

Location Map & Exhibit Plate 1414_X15-TGP-CW-PWD-CPL-PRMO-00017

