

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

TRACKING NO.: 2026-240

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

Prepared By:	Bruno Iozzo	Division:	Corporate Real Estate Management
Date Prepared:	June 23, 2026	Phone No.:	(416) 392-8151
Purpose	To obtain authority to enter into a licence agreement with Metrolinx with respect to the City-owned property located at the south-east corner of Eglinton Avenue West and Kipling Avenue, for the purpose of constructing certain improvements and other related works including the construction of a road diversion and other applicable components associated with the Eglinton Crosstown West Extension Project (the "Licence").		
Property	The property located on the south-east corner of Eglinton Avenue West and Kipling Avenue legally described as Part Block A, Plan 5530, Part 1, 64R1521; Etobicoke, subject to an easement over Part 1 on Plan 64R13697 as set out in C919951., City of Toronto; PIN 07466-0001 (LT) (the "Property") as shown on the location map attached hereto as Appendix "B" and designated as Part 2 on the property sketch on Appendix "B".		
Actions	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 as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	The City is estimated to collect a total licence fee in the amount of \$1,252,181.95 (or \$250,436.39 per annum) plus applicable taxes for the term of the Licence. Should Metrolinx exercise its option to extend the term of the Licence, the City is estimated to collect an additional \$265,462.57 plus applicable taxes per year (subject to adjustments based on the annual average CPI rate increase for years 7-9), for a grand total of \$1,517,644.52 plus applicable taxes for years 1-6 and an additional \$265,462.57 per annum, adjusted by the rate of CPI plus HST for years 7-9, if applicable. The revenue will be directed to the Operating Budget for Corporate Real Estate Management under cost centre FA1684 and functional area code 3220200000 and will be included in future budget submissions per the agreement terms. 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 titled "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 the 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 ("ECWE") Project. Metrolinx requires access and use of the Property to complete the proposed works in connection with the ECWE Project. The City has agreed to grant an initial Licence to Metrolinx to complete the construction of stations, rail and systems components of the ECWE Project. Once Metrolinx has completed all construction related activities on the Property, Metrolinx will seek a transfer of all required permanent property interests from the City to Metrolinx under a separate transfer agreement, if applicable. Staff within the Transportation Services Division have no objection to the granting of the Licence. The form of the Licence is substantially in the form appended to the Real Estate Protocol. Real Estate Services staff considers the proposed fees and other terms and conditions of the Licence 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 (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.		
Terms	Please see Appendix "A" on page 4.		
Property Details	Ward:	2 – Etobicoke Centre	
	Assessment Roll No.:	1919 021 710 00100 0000	
	Approximate Size:		
	Approximate Area:	4,826.1 m ² ±	
	Other Information:		

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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 \$3 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$3 Million. ☐ Where total compensation does not exceed \$3 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 \$3 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position. ☐ Where total compensation (including options/renewals) does not exceed \$3 Million. ☐ (a) Where total compensation does not exceed \$3 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$3 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	☐ Where total compensation does not exceed \$5 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. ☐ Transfer of Operational Management to Divisions, Agencies and Corporations. ☐ Where total compensation does not exceed \$5 Million. ☐ Where total compensation does not exceed \$5 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 \$5 Million. ☐ (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ (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. ☐ Where total compensation (including options/renewals) does not exceed \$5 Million. ☐ (a) Where total compensation does not exceed \$5 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$5 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. 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:	Stephen Holyday	Councillor:	
Contact Name:	Calum MacMillan	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	No concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Dinesh Ayyala	Contact Name:	Ciro Tarantino
Comments:	No concerns	Comments:	No concerns

Legal Services Division Contact

Contact Name:	Luxmen Aloysius
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DAF Tracking No.: 2026-240	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 26, 2026	Signed By Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	July 7, 2026	Signed By Alison Folosea
☐ Recommended by: Executive Director, Corporate Real Estate Management	July 15, 2026	Signed By Patrick Matozzo
☒ Approved by: Patrick Matozzo		
☐ Approved by: Deputy City Manager, Corporate Services David Jollimore		

Appendix "A" – Major Terms and Conditions of the Licence

Licensed Area:

Approximately 4,826.1 square meters

Term:

Five (5) years with an option to extend for up to four (4) additional years, upon at least 6 months of written notice to the City in advance. If Metrolinx requires all or a portion of the Licensed Area on a permanent basis, the Term applicable to such portion shall be automatically extended on a day-by-day basis until the completion of such transfer of permanent interest to Metrolinx under a separate transfer agreement.

Commencement Date:

Commencing upon execution of the Licence by both parties and shall expire five (5) years thereafter.

Licence Fee:

\$250,436.39 per annum, plus applicable taxes (or \$1,252,181.95 plus applicable taxes) for the 5-year term of the Licence. If the Term is extended, the Licence Fee starting on the 6th year of the Term shall be increased by six percent (6%) to \$265,462.57 plus HST, and thereafter, the Licence Fee for each additional extension year shall increase annually based on the annual average rate of CPI applicable to the City of Toronto of the preceding calendar year, plus HST.

Insurance:

Metrolinx may self-insure.

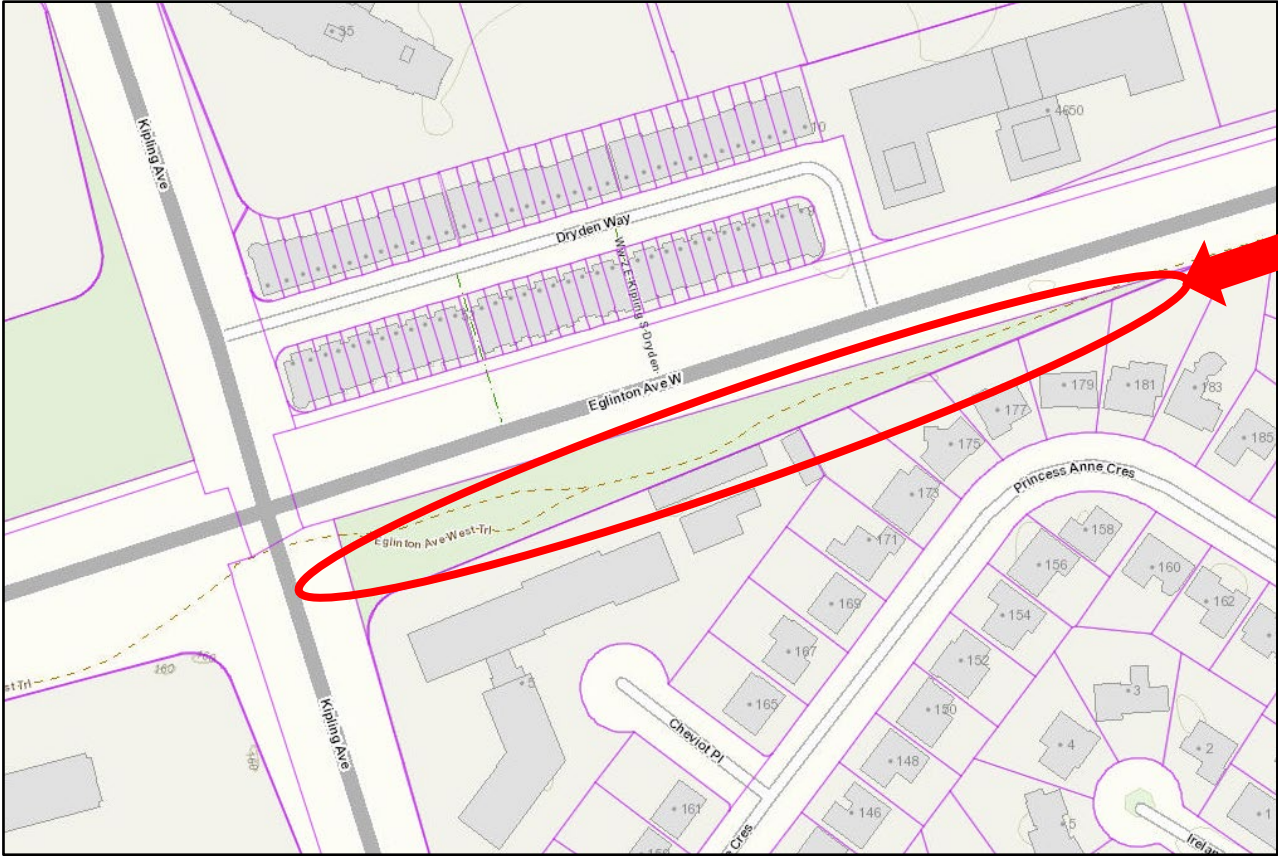
Early Termination:

- Metrolinx shall have the right to terminate the Licence at any time during the Term, upon giving not less than thirty (30) days of prior written notice to the City. In the event of any such termination, any pre-paid portion of the Licence Fee shall be refunded to Metrolinx on a pro-rated basis.
- A termination of the Subways Master Agreement or the Real Estate Protocol is a termination of the Licence.

Permitted Purpose:

All works and uses in connection with the construction of the ECWE Project, including, without limitation, carrying out road diversion works, including without limitation the construction, installation, alteration, maintenance, and removal of road civil works, traffic management measures, utilities relocations, tree removal and protection, sidewalk and multi-use path relocation, fencing and all ancillary works reasonably required in connection therewith, all in compliance with all Applicable Laws and in accordance with the Subways Real Estate Protocol.

Appendix "B"
Location Map



Property Sketch – PIN 07466-0001 – Part 2

