



# DELEGATED APPROVAL FORM

## DIRECTOR, REAL ESTATE SERVICES

## MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2026-220

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

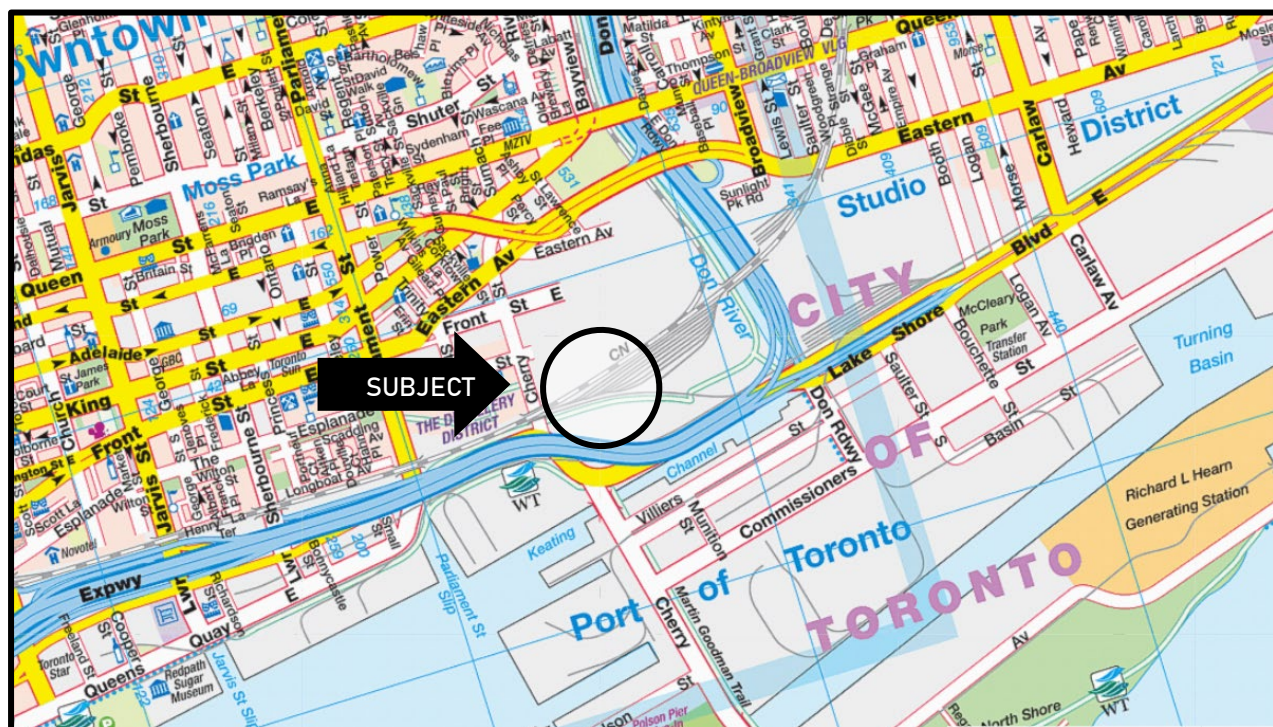
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| Prepared By:            | Blendian Stefani                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Division:                                            | Corporate Real Estate Management |
| Date:                   | June 22, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Phone No.:                                           | (416) 397-7481                   |
| <b>Purpose</b>          | To obtain authority to enter into a licence agreement with Metrolinx, as licensee, with respect to parts of the property municipally known as 520 Lakeshore Boulevard East for the purposes of construction related activities in connection with the rehabilitation and expansion of the Union Station Enhancement Project (the "Licence Agreement").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                      |                                  |
| <b>Property</b>         | Parts of the property municipally known as 520 Lakeshore Boulevard East, as shown in Appendix "B", being Parts 1, 2 and 3 on PS Sketch No. 189503 dated December 10, 2025, having a total area of approximately 2,223.29 square metres (the "Licensed Area").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                      |                                  |
| <b>Actions</b>          | 1. Authority be granted to enter into the Licence Agreement with Metrolinx, substantially on the major terms and conditions outlined herein, and on such other terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |                                  |
| <b>Financial Impact</b> | Total revenue to be remitted to the City is \$255,590.46 (plus HST) for the initial term. If Metrolinx exercises all available options to extend, the total revenue to the City will be \$456,119.94 (plus HST). The revenues will be directed to the 2026 Approved Operating Budget for CREM under cost center FA1379 and functional area code 3220200000. However, in accordance with the Licence Agreement, if Metrolinx acquires a permanent interest in any part(s) of the Licence Area, the City will refund the portion of the Licence Fee paid in respect of such parts, or shall apply a corresponding credit to the purchase price.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                      |                                  |
| <b>Comments</b>         | <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>Metrolinx requires access to its rail corridor from the Licensed Area to transport equipment to perform work necessary in connection with its Union Station Rail Corridor East Track Enhancement project ("the Project").</p> <p>The City has agreed to grant a temporary license to Metrolinx to enter and utilize the Licensed Area to undertake these works associated with the Project.</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 value.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      |                                  |
| <b>Terms</b>            | <p>Initial Term: June 22, 2026, to December 31, 2027, for Parts 1 and 3, and December 31, 2028, for Part 2 of the Licensed Area.</p> <p>Option to Extend: Six (6) periods for up to 90 days each for Parts 1 and 3, and two (2) periods for up to 90 days each for Part 2.</p> <p>Licence Fee: \$255,590.46 (plus HST) for the initial term, and up to an aggregate of \$456,119.94 if Metrolinx exercises all of its options. If Metrolinx acquires a permanent interest in any part(s) of the Licence Area, the City will refund the portion of the Licence Fee paid in respects of such parts, or shall apply a corresponding credit to the purchase price.</p> <p>Use: Surveying, due diligence, construction and installation of infrastructure and general works, along with vehicular, personnel, machinery, and supply access.</p> <p>Insurance: Liability with limits of not less than Ten Million Dollars (\$10,000,000.00), per occurrence, with the City added as an additional insured.</p> <p>Early Termination: Thirty (30) days' prior written notice to the City. In the event of any early termination, any pre-paid portion of the License Fee shall be refunded to Metrolinx on a pro-rated basis</p> <p>Restoration: Metrolinx, or the City at Metrolinx's cost, shall restore the Licensed Area to same condition as indicated in initial Phase II environmental site assessment, together with a reliance letter in favour of the City, except those parts acquired or that will be acquired by Metrolinx on a permanent basis.</p> <p>City Laydown Lands: If the City requires access to Part 4 as shown in the sketch attached in Appendix B for the City's Exclusive Use, then it will grant a temporary licence to Metrolinx and its Authorized Users to prepare it for such purpose or pay the City the reasonable cost to do so itself.</p> |                                                      |                                  |
| <b>Property Details</b> | <b>Ward:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Ward 10 – Spadina-Fort York                          |                                  |
|                         | <b>Assessment Roll No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 19 04 071 130 012 00                                 |                                  |
|                         | <b>Approximate Size:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |                                  |
|                         | <b>Approximate Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2,223.29 m <sup>2</sup> ± (23,931 ft <sup>2</sup> ±) |                                  |
|                         | <b>Other Information:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                                  |                                  |

| A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Manager, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Director, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| <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,</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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></p> <p><input 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed</p> <p><input type="checkbox"/> Where total compensation does not exceed</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 \$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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1</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</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</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/</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> |

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| <b>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>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).</li> </ul> |
| <b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>                                                        |

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| <b>Pre-Condition to Approval</b>                                                                                                                |                                                                                                                                                                 |               |                                                                                                                             |
| <input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property |                                                                                                                                                                 |               |                                                                                                                             |
| <b>Consultation with Councillor(s)</b>                                                                                                          |                                                                                                                                                                 |               |                                                                                                                             |
| Councillor:                                                                                                                                     | Ausma Malik                                                                                                                                                     | Councillor:   |                                                                                                                             |
| Contact Name:                                                                                                                                   | Vienna O'Shea                                                                                                                                                   | Contact Name: |                                                                                                                             |
| Contacted by:                                                                                                                                   | Phone <input type="checkbox"/> <input checked="" type="checkbox"/> 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:     |                                                                                                                             |
| <b>Consultation with Divisions and/or Agencies</b>                                                                                              |                                                                                                                                                                 |               |                                                                                                                             |
| Division:                                                                                                                                       | Waterfront Toronto / Waterfront Secretariat                                                                                                                     | Division:     | Financial Planning                                                                                                          |
| Contact Name:                                                                                                                                   | Steven Guan / Christian Gilles                                                                                                                                  | Contact Name: | Karen Liu                                                                                                                   |
| Comments:                                                                                                                                       | No objections.                                                                                                                                                  | Comments:     | Concurs.                                                                                                                    |
| <b>Legal Services Division Contact</b>                                                                                                          |                                                                                                                                                                 |               |                                                                                                                             |
| Contact Name:                                                                                                                                   | Douglas LaForce                                                                                                                                                 |               |                                                                                                                             |

| DAF Tracking No.: 2026-220                                                                                                | Date          | Signature                        |
|---------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------|
| <input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b><br><b>Vinette Prescott-Brown</b> | June 22, 2026 | Signed By Vinette Prescott-Brown |
| <input type="checkbox"/> Approved by:                                                                                     |               |                                  |
| <input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b><br><b>Alison Folosea</b>           | June 22, 2026 | Signed By Alison Folosea         |



## Appendix "B"

## Licensed Area

