



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

TRACKING NO.: 2026-232

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 15, 2026	Phone No.:	(416) 392-8160
Purpose	To amend the Section 24 Agreement (the "Agreement") with Metrolinx, to provide Metrolinx additional time to submit the Section 25 Offer of Compensation and appraisal report for the expropriated lands identified in Appendix "A".		
Property	The former public highway lands known as Banigan Drive designated as Parts 1, 2 and 3 on Expropriation Plan AT6971694, and part of Thorncliffe Park Drive designated as Part 1 on Expropriation Plan AT6971605, in Appendix "A" (the "Properties").		
Actions	Authority be granted to enter into an amending agreement (the "Amendment") with Metrolinx, substantially on the major terms and conditions set out below, and including such other terms and conditions as may be deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	There are no financial implications to the City.		
Comments	On December 17, 2025, Metrolinx registered Expropriation Plans AT6971694 and AT6971605 on title to the Properties, thereby expropriating fee simple interests on the Properties. Through a letter dated December 24, 2025, Metrolinx provided the City with Notices of Expropriation, Notices of Election and Notices of Possessions. The date of possession for the Properties is March 31, 2026 ("Possession Date"), which is at least three months after the date of the notices of possession, as prescribed in the Expropriations Act (the "Act"). The City entered into the Agreement with Metrolinx on January 2, 2026, authorized by Delegate Approval Form 2026-007, to modify the date of possession for the expropriated Properties from March 31, 2026, to January 5, 2026 for works associated with the Ontario Line Project (the "Project"). Metrolinx has requested to amend the Agreement additional time to finalize the appraisal report and Offer of Compensation, and the City is agreeable to the Amendment. Metrolinx will provide the offers and appraisal report within twelve months of the date of the Agreement. Real Estate staff consider the major terms and conditions of the Agreement, including those noted above, to be fair and reasonable.		
Property Details	Ward:	15 – Don Valley West	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	7,465 m ² ± (80,352.6 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:	Rachel Chernos Lin	Councillor:	
Contact Name:		Contact Name:	
Contacted by:	Phone	Contacted by:	Phone
	E-Mail		E-mail
	Memo		Memo
	Other		Other
Comments:		Comments:	

Consultation with Divisions and/or Agencies

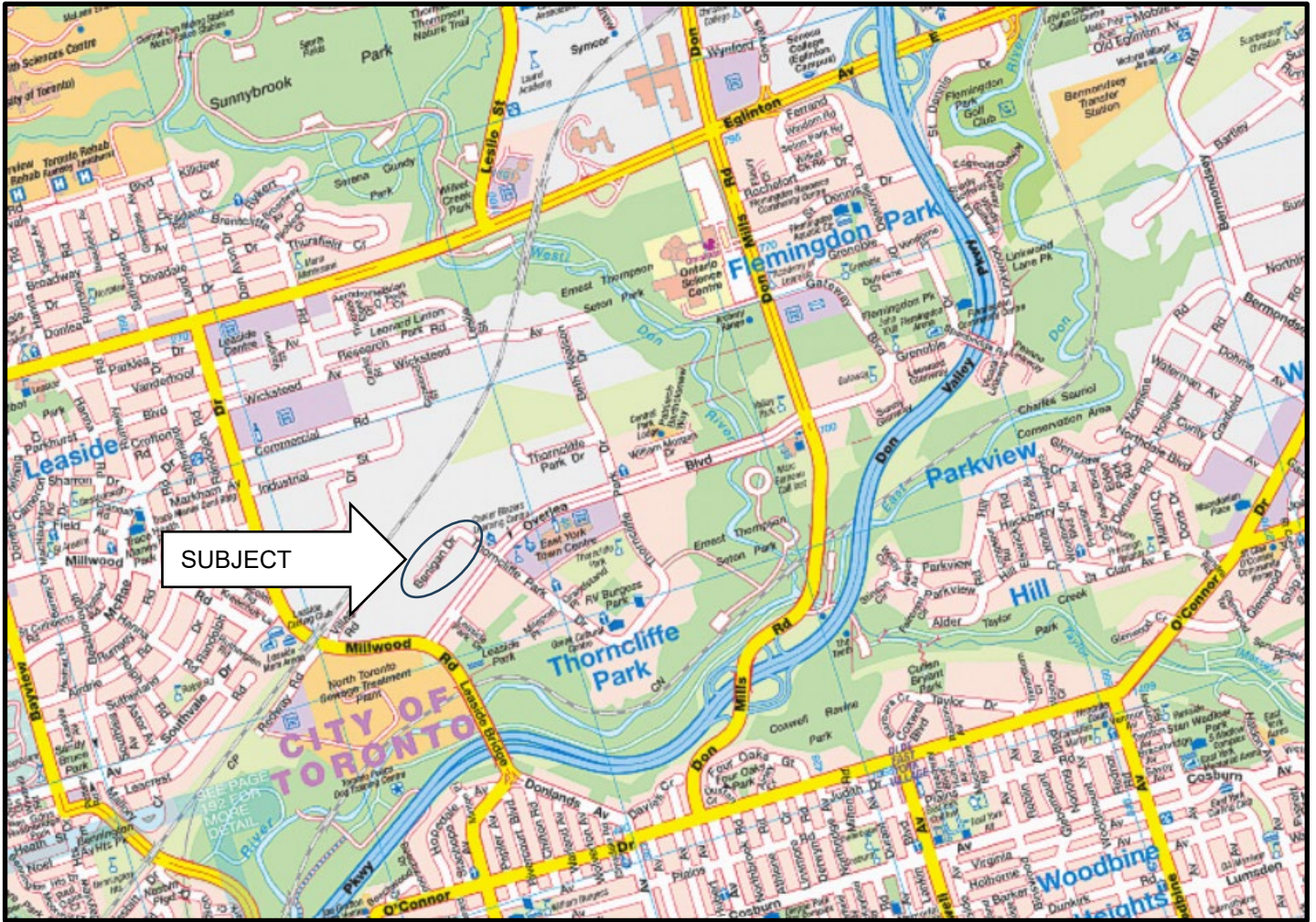
Division:		Division:	
Contact Name:		Contact Name:	
Comments:		Comments:	

Legal Services Division Contact

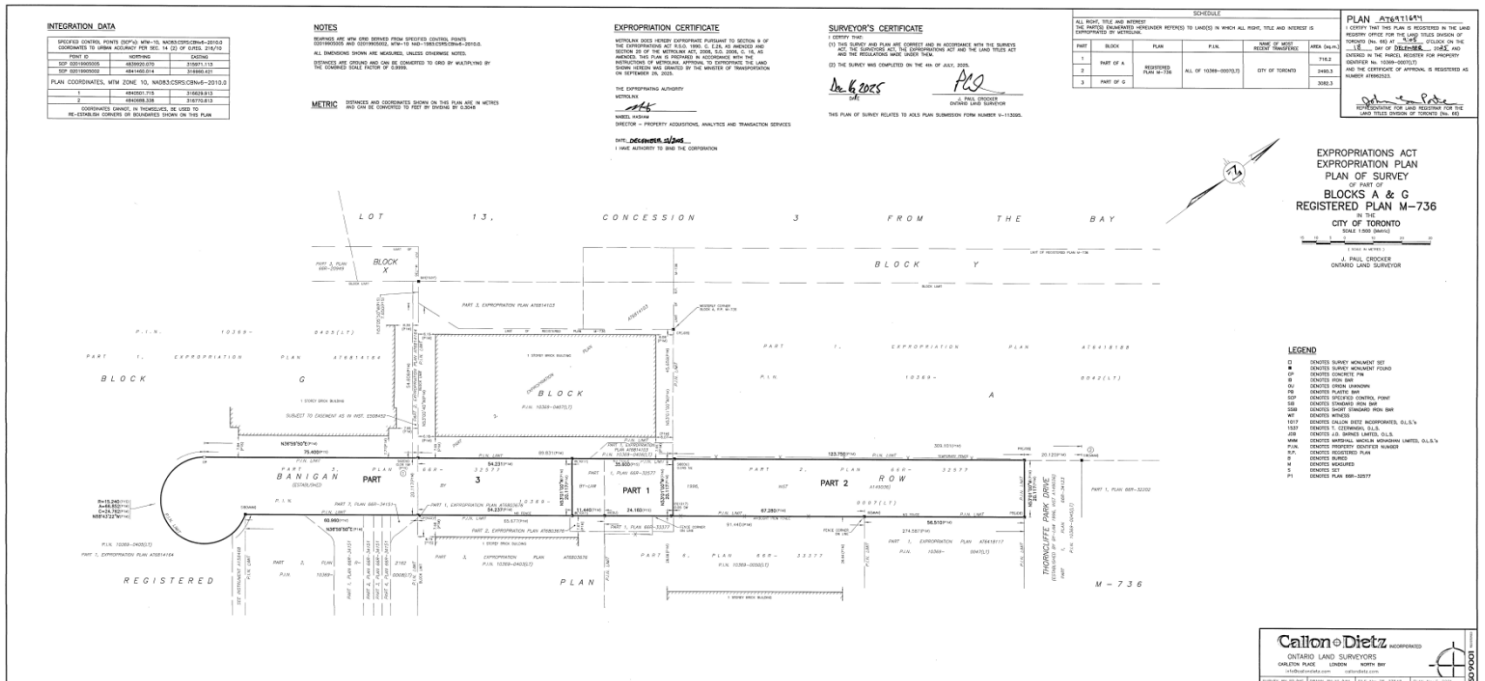
Contact Name: Luxmen Aloysius

DAF Tracking No.: 2026-232	Date	Signature
Concurred with by: Manager, Real Estate Services Leila Valenzuela	June 16, 2026	Signed By Leila Valenzuela
☐ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 16, 2026	Signed By Vinette Prescott-Brown
☒ Approved by:		
☐ Approved by: Director, Real Estate Services Alison Folosea		X

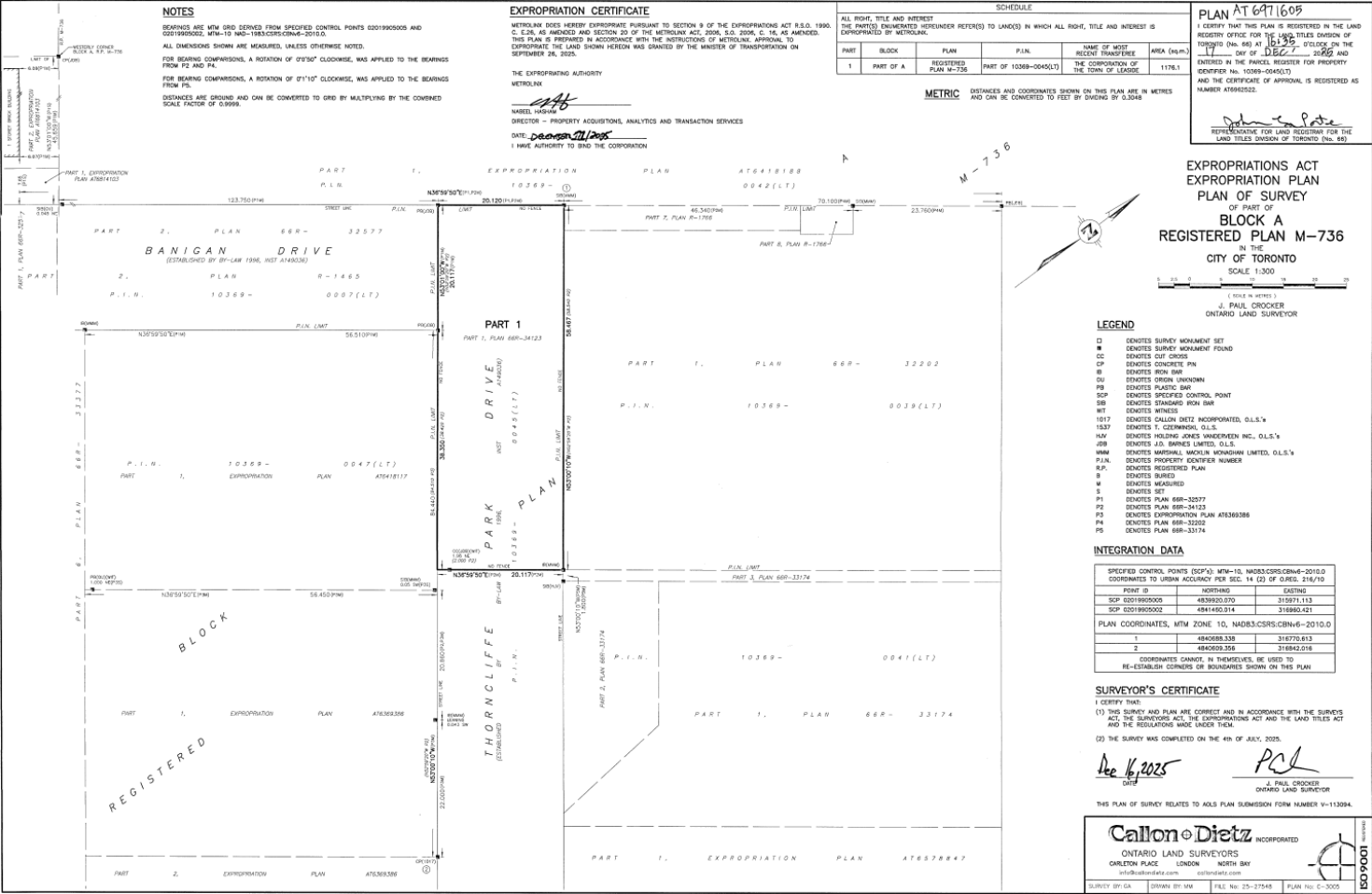
APPENDIX "A" Location Map and Expropriation Plans



AT6971694



AT6971605



BLOCK
REGISTERED

THORNCLIFFE
DRIVE
ESTABLISHED
P.I.N.

PART 1, PLAN 688-34123
THORNCLIFFE
DRIVE
ESTABLISHED
P.I.N.

PART 2, PLAN 688-32577
BANIGAN DRIVE
ESTABLISHED BY BY-LAW 1996, REG. A148036
P.I.N. 10389-0007(LT)

PART 1, PLAN 10389-0047(LT)
EXPROPRIATION PLAN AT6418117

PART 1, PLAN 688-32202
P.I.N. 10389-0039(LT)

PART 1, PLAN 688-33174
P.I.N. 10389-0041(LT)

PART 1, EXPROPRIATION PLAN AT6578847

PART 1, EXPROPRIATION PLAN AT6369388

PART 2, EXPROPRIATION PLAN AT6369388