



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

TRACKING NO.: 2026-261

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

Prepared By:	Patricia Palmieri	Division:	Corporate Real Estate Management
Date Prepared:	July 23, 2026	Phone No.:	416-392-4829
Purpose	To obtain authority to acquire a fee simple below-grade portion of the property municipally known as 141 Bay Street, from 141 Bay Street Property Inc & Hines 141 Bay Property Inc (the "Owners"), and to enter into a mutual easement agreement (the "Easements") with the Owners with respect to the property as described below, for the purpose of securing the rights for the future Waterfront East Light Rail Transit (the "WELRT Project") for the Toronto Transit Commission (TTC) (the "Agreement").		
Property	The lands of the fee simple transfer is a stratified portion of 141 Bay Street, shown as Parts 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on Reference Plan 66R-34883, subject to an easement in ES12236, AT4609540 and AT4867246, being part of those lands legally described in PIN 21396-0120 (LT) (the "Property") as shown on Appendix "B". The lands that will be subject to the easements in favour of the City are a portion of 141 Bay Street, shown as Parts 1, 2, 3, 4 and 15 on Reference Plan 66R-34883, being part of those lands legally described in PIN 21396-0120 (LT) (LT), (the "Easement Lands") as shown on Appendix "B". The lands that will be subject to the easements in favour of the Owner are a portion of 141 Bay Street, shown as Parts 7, 8, 9, 10, 11, 12, 13 and 14 on Reference Plan 66R-34883, being part of those lands legally described in PIN 21396-0120 (LT) (LT), as shown in Appendix "B".		
Actions	1. Authority be granted to accept an offer from the Owners to acquire the Property for nominal consideration and to enter into the Agreement to acquire and grant the Easements, substantially on the 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 financial impact. 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 Owners constructed a development on 141 Bay Street and have entered into a site plan agreement with the City. Pursuant to the site plan agreement, the Owners agreed to provide a fee simple below grade portion of the Property to the City for the future WELRT Project. In return the City will grant the Owners a permanent easement over the Property for the inspection, maintenance and repair of the Developers columns, floor, and ceiling. The City will also grant a temporary easement for the Owners life safety systems. The Owners will grant the City permanent easements over the Easement Lands over walkways and stairwells for the emergency passage of pedestrians and a temporary easement for TTC's contractors to construct the WELRT Project. In addition the Owners have agreed to grant to the City a permanent easement in, on, over and through the Easement Lands for the support and safe operation of the TTC subsurface system.		
Terms	The temporary easements over the Property and Easement Lands shall terminate on the date that the future WELRT station is opened to the public and operational. The parties agree to maintain the Property subject to certain maintenance responsibilities.		
Property Details	Ward:	Ward 10 - Spadina Fort York	
	Assessment Roll No.:	n/a	
	Approximate Size:	n/a	
	Approximate Area:	n/a	

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:	Councillor Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	☐ Phone ☒ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	Arno Van Dijk	Contact Name:	Karen Liu
Comments:	Concur	Comments:	Concur

Legal Services Division Contact

Contact Name: Dale Mellor

DAF Tracking No.: 2026-261

	Date	Signature
☒ Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	July 24, 2026	Signed By Vinette Prescott-Brown
☐ Approved by:		
☒ Approved by: Director, Real Estate Services Alison Folosea	July 24, 2026	Signed By Alison Folosea

Appendix "A"
Location Map









