



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

TRACKING NO.: 2026-055

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:	July 21, 2026	Phone No.:	(416) 392-8160
Purpose	To obtain authority to enter into an amendment to the non-right of way licence agreement (the "Amendment") with Metrolinx to amend certain terms of the licence agreement between the parties dated April 10, 2025, authorized by DAF No. 2025-106 (the "Licence"), in connection with the construction of the Ontario line Project.		
Property	Part of Bruce Mackey Park at 55 Wardell Ave being part of PIN 21075-0280(LT) shown as Parts 1 to 6 on Dwg. No. PL1000-04-SF202 in Appendix "A" (the "Additional Licensed Areas"), and Location Map as Appendix "B".		
Actions	1. Authority be granted to enter into the Amendment 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	The City has received \$11,911 (plus HST) in 2025. Due to changes to the licence term and areas, the adjusted fees will result in the City receiving total revenues of \$198,145 (plus HST) for the term. In the event the Licence is extended, the City will receive additional estimated revenues of \$197,030.18 (plus HST). Revenues will be directed to the Operating Budget for Parks & Recreation under cost centre P00147, 50% under FAC 1810400000 and 50% under FAC 1820100000. 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 and Metrolinx entered into the Licence for early works in connection with the construction of the Ontario Line. The Amendment will add additional areas to the Licensed Areas, permit changes in the scope of work which includes the construction of the Riverside-Leslieville Station, elevated guideway and retaining wall, and adjust the licence fees to reflect the reconfigured Licensed Areas. Staff from Parks & Recreation have no objections to the Amendment. It is anticipated that parts of the Licensed Areas will be conveyed to Metrolinx by way of fee simple or permanent transfer under a separate transfer agreement. 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 Item 2024-EX15.2 relating to the Licensed Areas. Real Estate Services staff consider the proposed fee and other major terms and conditions of the Amendment to be fair, reasonable and reflective of market rates.		
Terms	- Add Parts 1 to 6 on Dwg. No. PL 1000-04-SF202 as Additional Licensed Areas - Extend the end of the initial term to April 30, 2030 - Adjust the licence fees - Amend the definition of Permitted Purpose		
Property Details	Ward:	14 – Toronto-Danforth	
	Assessment Roll No.:	1904-07-3-1-700-00100	
	Approximate Size:		
	Approximate Area:	1,661 m ² ± (17,879 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:	Paula Fletcher	Councillor:	
Contact Name:	Councillor Fletcher	Contact Name:	
Contacted by:	Phone ☐ E-Mail ☐ Memo ☒ Other ☐	Contacted by:	Phone ☐ E-mail ☐ Memo ☐ Other ☐
Comments:	The City has received sign-off from the Councillor	Comments:	

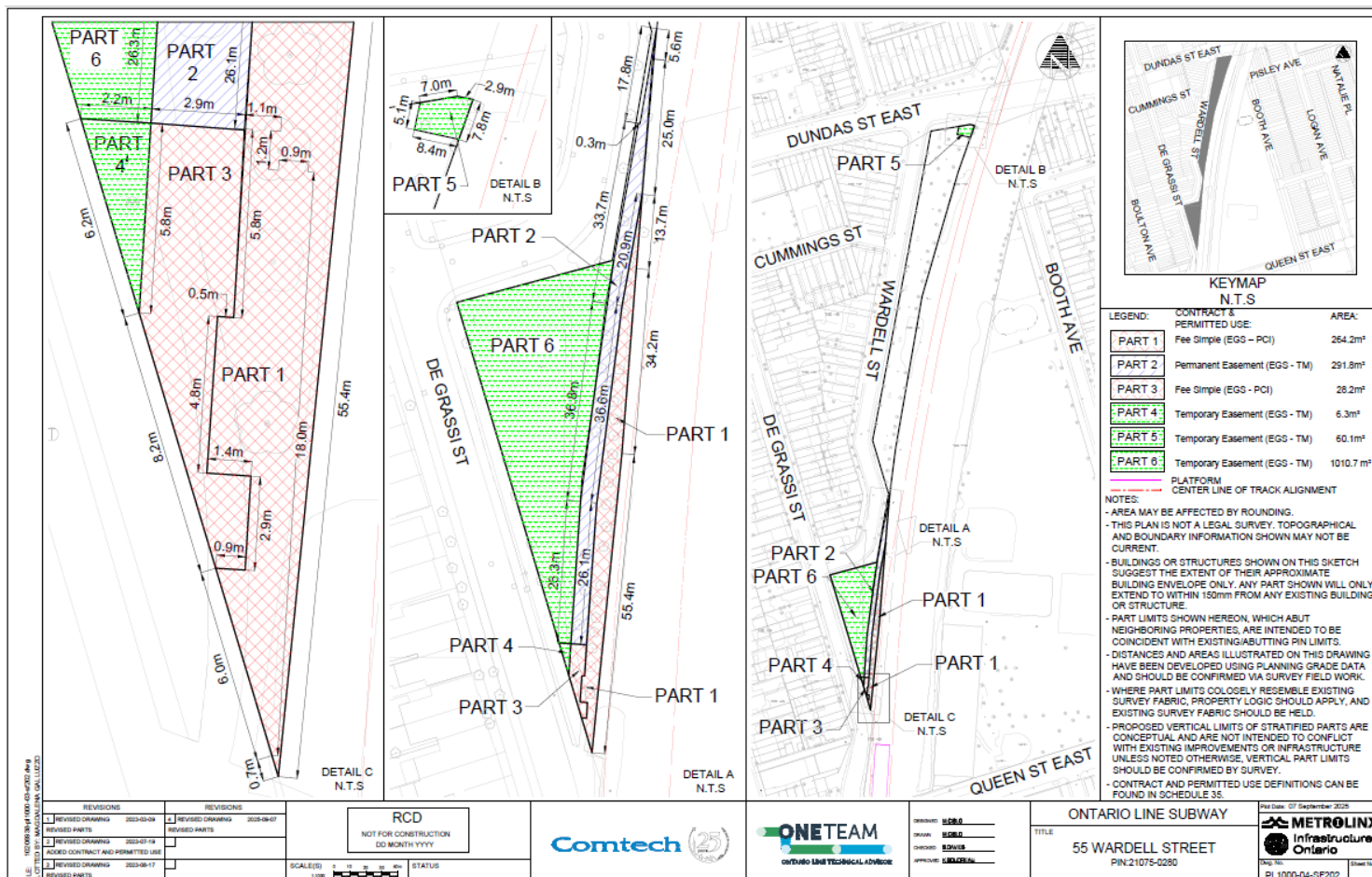
Consultation with Divisions and/or Agencies

Division:	P&R	Division:	Financial Planning
Contact Name:	Mark Ventresca	Contact Name:	Karen Liu
Comments:	No comment	Comments:	Incorporated into DAF

Legal Services Division Contact

Contact Name: Luxmen Aloysius

DAF Tracking No.: 2026-055	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 "B"

Location Map

