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

TRACKING NO.: 2026-300

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

Prepared By:	Latoya Gordon	Division:	Corporate Real Estate Management
Date Prepared:	September 14, 2026	Phone No.:	942-444-9499

Purpose

To obtain authority to enter into a licence agreement with 2 Bloor Inc. (the "Licensor") with respect to the building on lands municipally known as 2 Bloor Street West, Toronto for the purposes of conducting preconstruction condition surveys and installing vibration and reflective monitoring (the "Work") in connection with the Toronto Transit Commission (the "TTC")'s Bloor-Yonge Capacity Improvement Project (the "Licence Agreement").

Property

The building on lands municipally known as 2 Bloor St W., Toronto and legally described in PIN 21197-0163 (LT) (the "Property"), as shown on the Location Map in Appendix "A".

Actions

1. Authority be granted to enter into the Licence Agreement with the Licensor, substantially on the major terms and conditions set out below, and including such other amended 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 as the Licence Agreement will be of nominal value.

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 Bloor–Yonge Capacity Improvement Project (the “Project”) is intended to address capacity constraints on Line 1 and enable the station to accommodate increased ridership anticipated from future population growth in Toronto and the surrounding region. To facilitate construction of the Project, the TTC requires access to carry out the Work on the Property.

Terms

Term: 10 years commencing on the date of execution of the Licence Agreement.

Minimal Interference: While carrying out the Work, the City will minimize interference with the Licensor’s, the Licensor’s invitees’ or any tenant’s use of the Property.

Early Termination: The City and the Licensor shall have the right to terminate upon giving at least forty-eight (48) hours written notice to the Licensor.

Assignment: The City may not assign the agreement or licence without the Licensor's prior written consent. The Licensor may assign the agreement and licence to a future owner of the Property upon providing one (1) month's prior written notice to the City.

Restoration: The City, its contractors and its subcontractors, if any, shall promptly repair, at its sole cost and expense, any damage to the Property caused by the Work. If the City fails to do so within a reasonable time the Licensor may complete the repairs and the City shall reimburse the Licensor for all reasonable costs incurred within thirty (30) days of receipt of an invoice. The Licensor shall provide written confirmation of acceptance for each repair individually upon its completion, and the City's release from liability shall apply only to the specific repair so accepted and confirmed.

Insurance: Commercial general liability insurance of not less than $5 million per occurrence will be maintained in connection with the Work. The Licensor will be named as an additional insured. The City may self-insure, but its contractors and subcontractors must maintain the required insurance coverage.

Indemnity: The City will indemnify and hold harmless the Licensor for what arises as a result of the rights granted to the City or the carrying out of the Work except to the extent what arises result from any willful misconduct, negligent act or omission of the Licensor or those for whom the Licensor is in law responsible.

Property Details

Ward:	11-University-Rosedale
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(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.	☐ **(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.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(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.**	☐ **(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.**
10. Leases/Licences (City as Tenant/Licensee):	☒ Where total compensation (including options/ renewals) does not exceed $50,000.	☐ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(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													
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property													
Consultation with Councillor(s)													
Councillor:	Dianne Saxe							Councillor:					
Contact Name:	Councillor Saxe							Contact Name:					
Contacted by:		Phone	X	E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:	Advised								Comments:								
Consultation with Divisions and/or Agencies													
Division:	TTC								Division:	**Financial Planning**							
Contact Name:	Duane Lovelace								Contact Name:	Karen Liu							
Comments:	Concurs								Comments:	Concurs							
Legal Services Division Contact													
Contact Name:	Frank Weng												

DAF Tracking No.: 2026-300	**Date**	**Signature**
Concurred with by: Manager, Real Estate Services Leila Valenzuela	Sept. 17, 2026	Signed By Leila Valenzuela
[ ] **Recommended by: Manager, Real Estate Services** [X] **Approved by: Vinette Prescott-Brown**	Sept. 17, 2026	Signed By Vinette Prescott-Brown
[ ] **Approved by: Director, Real Estate Services** **Alison Folosea**		X

Appendix "A" Location Map

2 Bloor St. W.

