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

TRACKING NO.: 2026-100

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

Prepared By:	Fiona Thomas	Division:	Corporate Real Estate Management
Date Prepared:	February 20, 2026	Phone No.:	(416) 338-5045

Purpose

To obtain authority to enter into a licence agreement with Metrolinx for parts of three (3) green space areas located along Eglinton Avenue West and Kipling Avenue for the purpose of performing woodlot monitoring activities in connection with the Eglinton Crosstown West Extension Project (the "Agreement]".

Property

Part of PIN 07401-0145 (LT) designated as Part 1 on Property Drawing No. CPG_ECWE123_K0960, Part of PIN 07405-0052 (LT) designated as Part 1 on Property Drawing No. CPG_ECWE124_K0225 and Part of PIN 07405-0080(LT) designated as Part 1 on Property Drawing No. CPG_ECWE124_K0662 (the "Properties"), as shown on the Location Map in Appendix "A" and on the Sketches of Licensed Area attached hereto as Appendix “B”.

Actions

1. Authority be granted to enter into the Licence Agreement 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 licence is for nominal consideration.

The Chief Financial Officer and Treasurer have reviewed the DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments

On December 15, 2021, City Council adopted EX28.12 titled “Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs.” Upon its adoption, the City, TTC and Metrolinx entered into an agreement dated June 16, 2022, that outlined the process for real estate transactions related to the Subway Program (the “Real Estate Protocol”). The Real Estate Protocol provides a clear process for the City and Metrolinx to follow relating to the acquisition ownership and disposition of real property between the parties, both temporary and permanent interests, required for the Subways Program, which includes the Eglinton Crosstown West Extension (the “ECWE”).

Metrolinx requires access and use of the Properties to install equipment to measure soil moisture levels. Staff from Real Estate Services and Parks and Recreation have no objection to the granting of the Licence. The form of the Licence is substantially in the form appended to the Real Estate Protocol.

On June 26, 2024, City Council adopted the staff report EX15.2 titled “Priorities in Transit Expansion and Transit-Oriented Communities Projects.” The report contained a recommendation that required Metrolinx to provide the City with certain information prior to completing any further real estate transactions involving City lands. 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 EX15.2 relating to the Properties.

The proposed licence fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.

Terms

The term of all three licences is four (4) years, commencing on March 1, 2026 and expiring on April 30, 2030 (the “Term”). Metrolinx shall have the option to extend the Term for an additional period of four (4) years upon 6 months’ written notice to the City (the “Extension Term”).

The Licence Fee for all three licences is $10.00 for the Term and $10.00 for the Extension Term.

Both parties shall have the option to terminate the licenses with 30 days’ prior written notice to the other party.

Property Details

Ward:	Ward 2 – Etobicoke Centre
Assessment Roll No.:	
Approximate Size:	11,013.5 m^2 ± 11,600.4 m^2 ± 10802.9 m^2 (118,548 ft^2 x 124,866 ft^2 ± 116,281 ft^2)
Approximate Area:	33,416.8 m^2 ± (359,695.44 ft^2)
Other Information:	

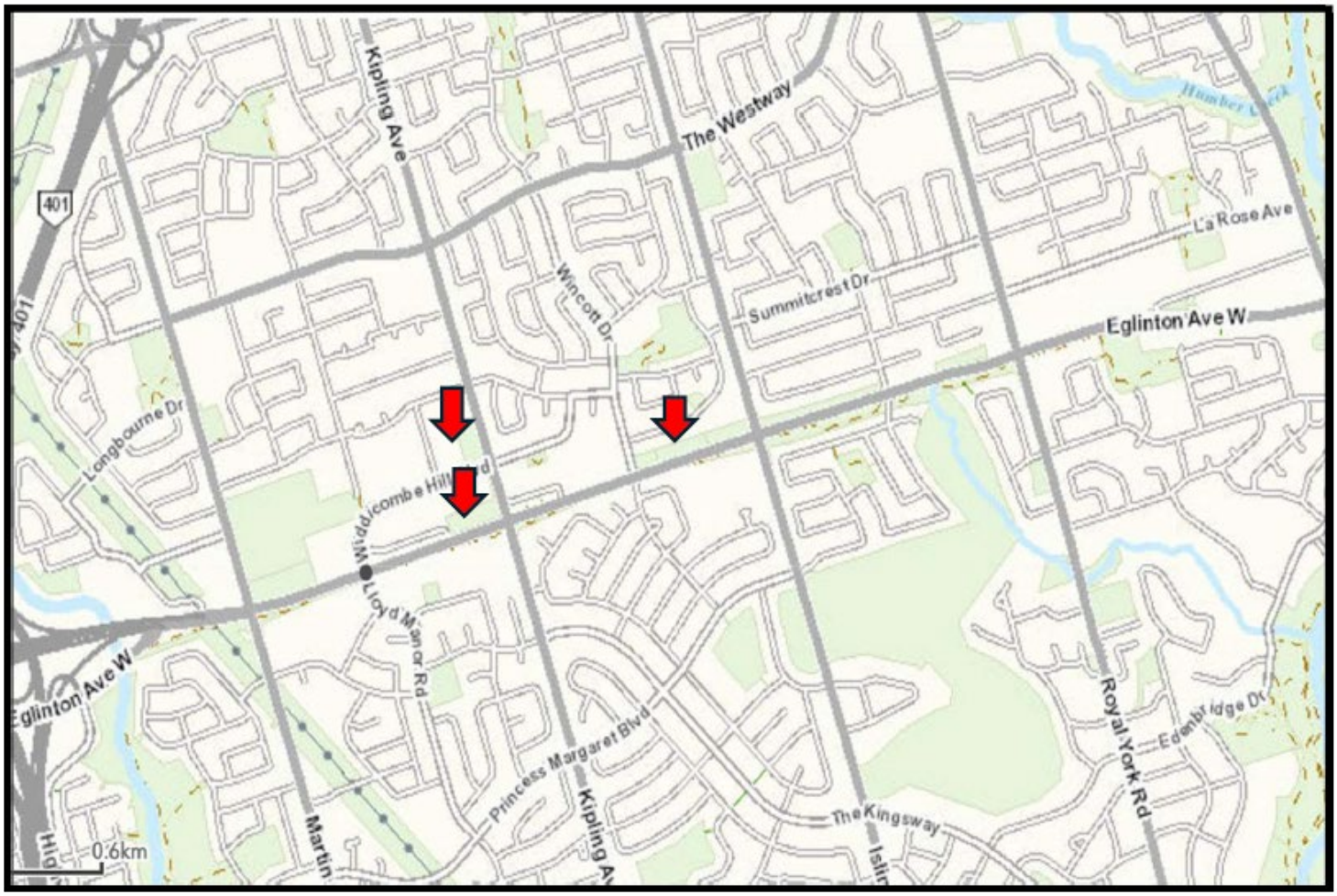
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ 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.	☐ **(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.	**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:	Stephen Holyday							Councillor:					
Contact Name:								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:	P&R							Division:	**Financial Planning**				
Contact Name:	Kellie Spence							Contact Name:	Karen Liu				
Comments:	Concurs							Comments:	Concurs				
Legal Services Division Contact													
Contact Name:	Michelle Xu												

DAF Tracking No.: 2026-100		**Date**	**Signature**
Concurred with by:	Manager, Real Estate Services Leila Valenzuela	Feb. 24, 2026	Signed By Leila Valenzuela
[ ] **Recommended by:** [ ] **Approved by:**	**Manager, Real Estate Services** **Vinette Prescott-Brown**	Feb. 24, 2026	Signed By Vinette Prescott-Brown
[ ] **Approved by:**	**Director, Real Estate Services** **Alison Folosea**		X

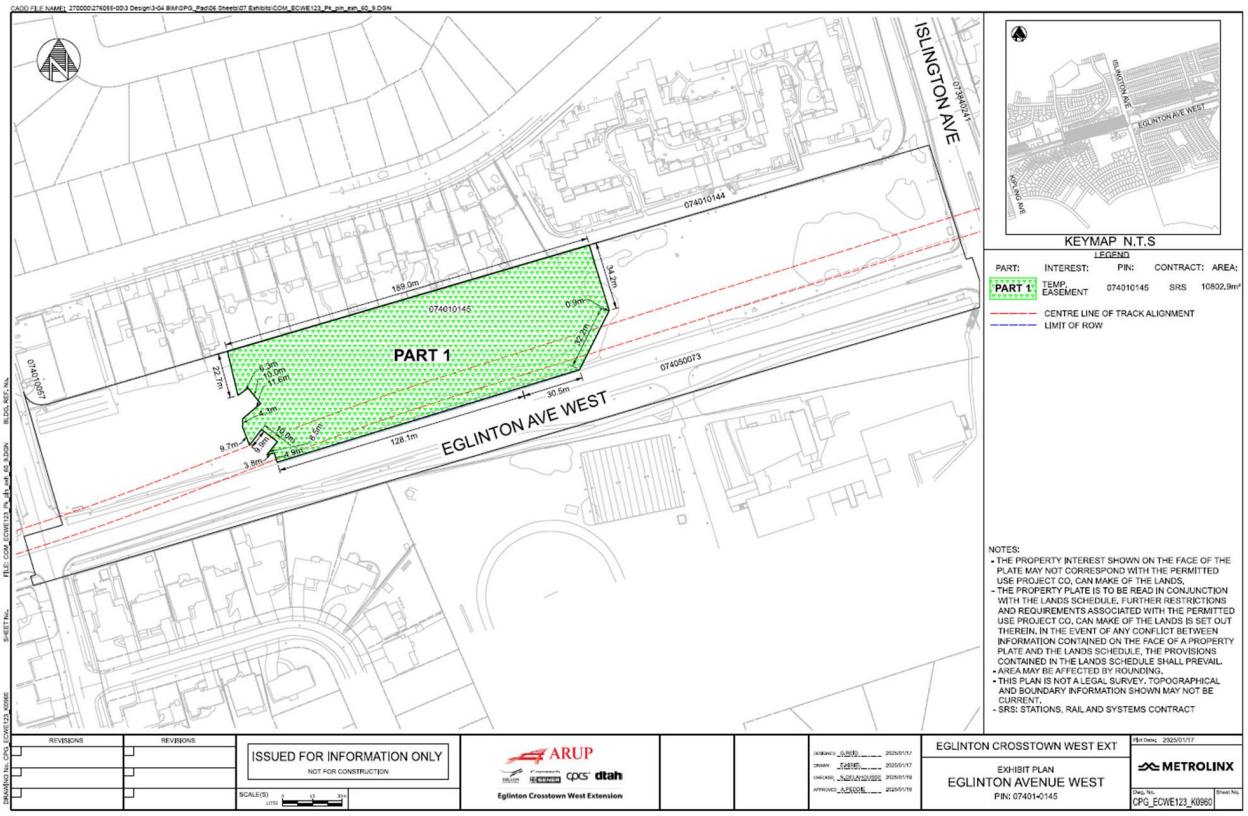
Appendix "A"
Location Map



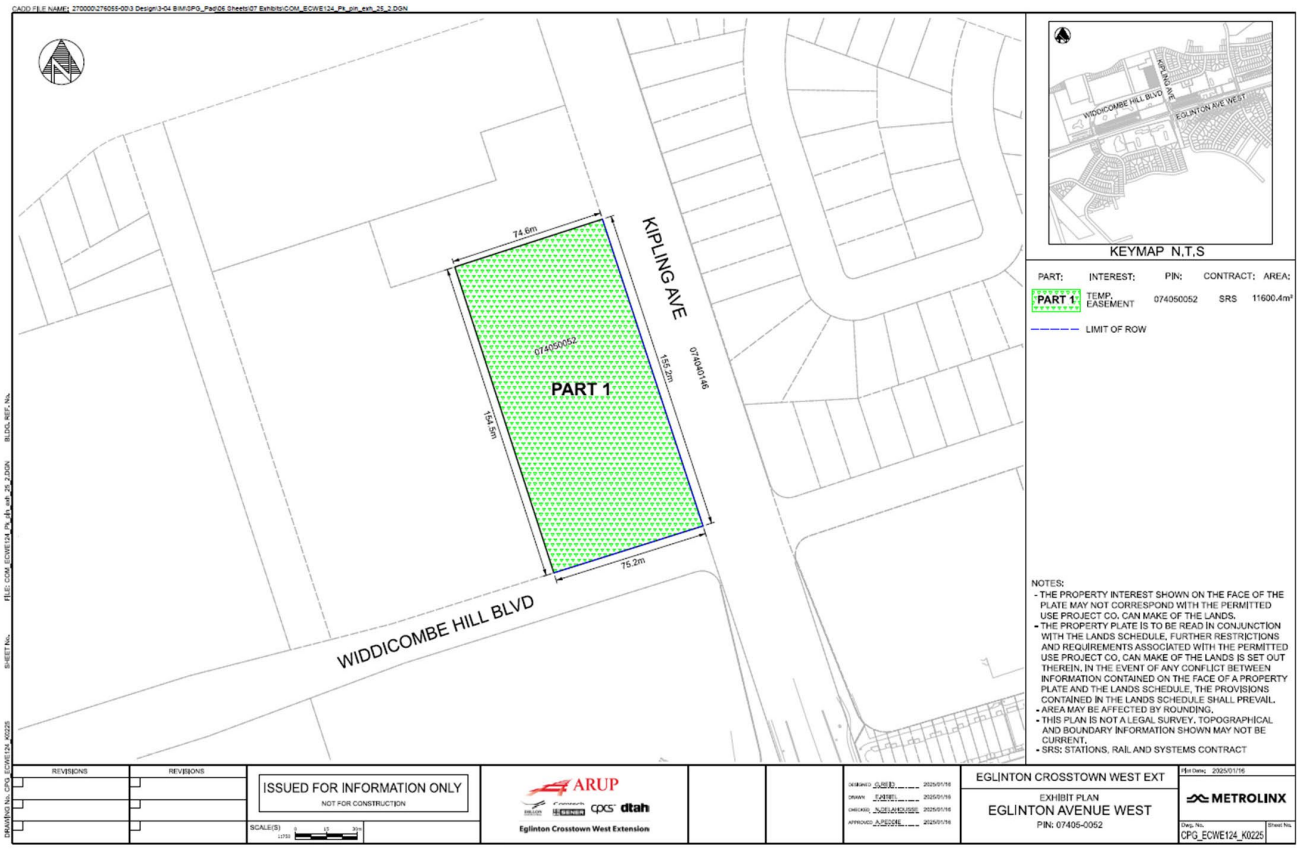
Appendix “B”

Sketches of Licensed Areas

PIN 07401-0145 (LT) – Part 1



PIN 07405-0052 (LT) – Part 1



PIN 07405-0080 (LT) – Part 1

