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

TRACKING NO.: 2026-326

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:	October 9, 2026	Phone No.:	(416) 392-8160

Purpose

To obtain authority to enter into a licence agreement with Metrolinx over a portion of unassumed ROW adjacent to 225 Village Green Square for the purposes of all works and uses in connection with the construction of the Stouffville Rail Corridor Expansion Project (the "Licence").

Property

The vacant lands shown as Parts 1, 2, 3, 4, 5 and 6 on 66R-35070, being part of PIN 06164-0477(LT) (the "Property"), as shown in Appendix “A”.

Actions

1. Authority be granted to enter into the Licence 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 will receive licence fee revenues of $22,637.11 (plus HST) for the four (4) month term of the agreement. Should Metrolinx extend the Licence, the City could receive an estimated total of $56,591.87 (plus HST). Revenues received will be directed to the Operating Budget for Corporate Real Estate Management under cost centre FA1474 and functional area code 3220200000.

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

Comments

Metrolinx requires the Licence for the construction of the Stouffville Rail Corridor Expansion Project (the “Project”), which includes access to and from the adjacent lands, construction staging and storage, clearing and removal of vegetation, grading, due diligence activities and construction-related activities.

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 and Metrolinx entered into an agreement dated June 16, 2022, which included a schedule 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 Go Expansion Project.

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 Property.

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

Terms

Term: Four (4) months commencing October 9, 2026 and expiring on January 31, 2027

Option to Extend: Two (2) options to extend for three (3) months each time

Use:

a) Repairing, reconstructing, surveying, laying, installing, operating, use, inspecting, removing, renewing, replacing, altering, enlarging, reconstructing, repairing, expanding and maintaining Enbridge Gas Infrastructure;
b) unobstructed and continuous access, ingress and egress by foot and with all necessary and convenient vehicles, supplies, machinery, gear and equipment, over the Licensed Area and to and from the adjacent lands;
c) construction staging and laydown, hoarding, excavation, grading, shaping, landscaping, clearing and removal of vegetation, due diligence investigations, and general maintenance and construction- related activities; and
d) all related and ancillary works;

Property Details

Ward:	22 – Scarborough-Agincourt
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	763.41 m^2 ± (8,217.28 ft^2 ±)
Other Information:	

Revised: January, 2026

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

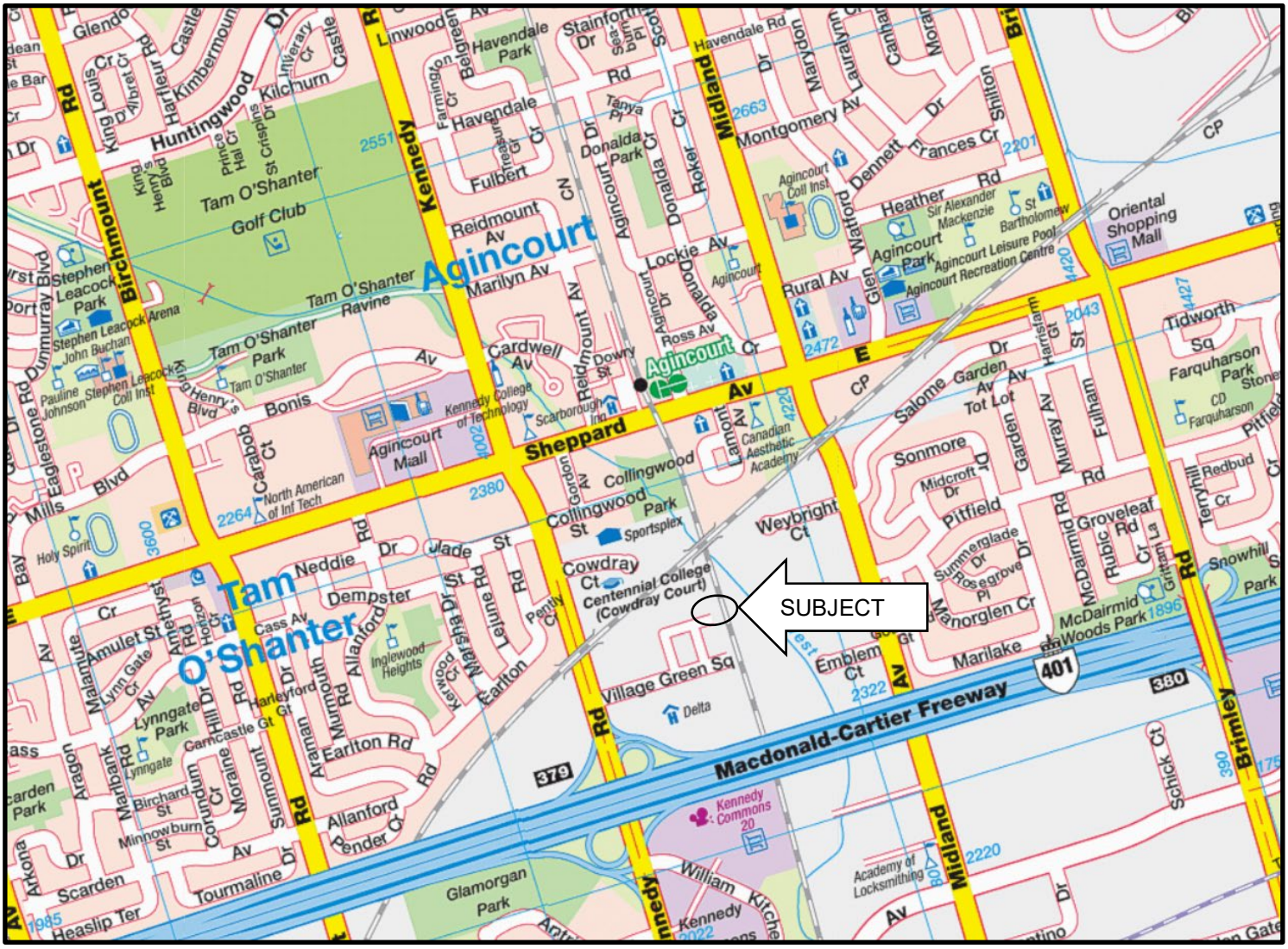
B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:
• Documents required to implement matters for which each position also has delegated approval authority. • Expropriation Applications and Notices following Council approval of expropriation (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.

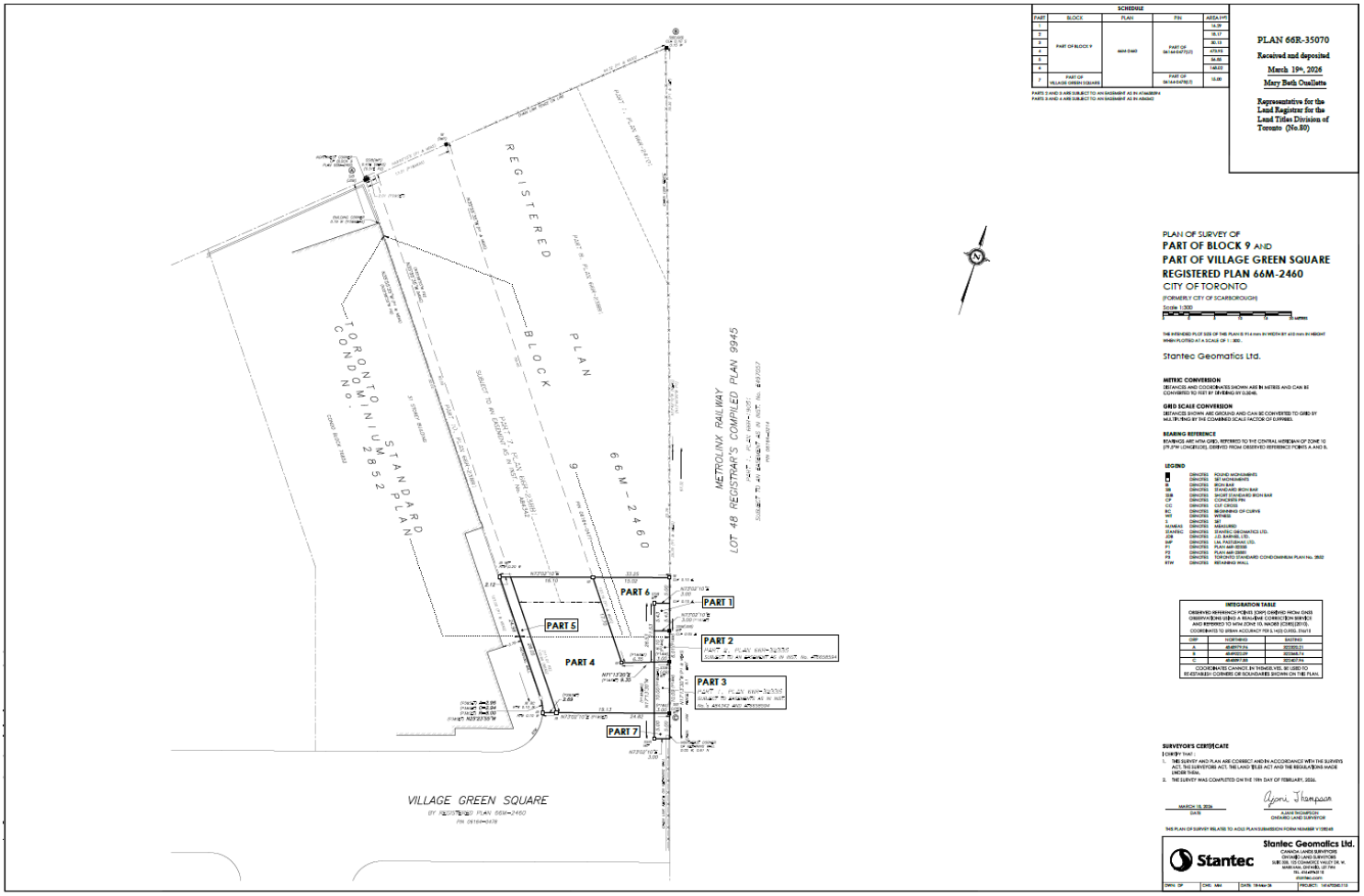
Pre-Condition to Approval			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Nick Mantas	Councillor:	
Contact Name:	Nick Mantas	Contact Name:	
Contacted by:	[ ] Phone [X] E-Mail [ ] Memo [ ] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	Advised	Comments:	
Consultation with Divisions and/or Agencies			
Division:		Division:	**Financial Planning**
Contact Name:		Contact Name:	Karen Liu
Comments:		Comments:	Incorporated into DAF
Legal Services Division Contact			
Contact Name:	Amna Shakil		

DAF Tracking No.: 2026-326	**Date**	**Signature**
[X] **Recommended by:** **Manager, Real Estate Services Vinette Prescott-Brown** [ ] **Approved by:**	October 9, 2026	Signed By Vinette Prescott-Brown
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	Oct 9, 2026	Signed By Alison Folosea

Appendix "A"

Location Map and R-Plan





SCHEDULE

PART	BLOCK	PLAN	PIN	AREA (m²)
1	PART OF BLOCK 9	66M-2460	PART OF 04144-0470 (LT)	14.39
2				55.17
3				60.14
4				479.95
5				94.88
6				148.63
7	PART OF VILLAGE GREEN SQUARE		PART OF 04144-0478 (LT)	15.80

PARTS 2 AND 3 ARE SUBJECT TO AN EASEMENT AS IN AT4438874
PARTS 3 AND 4 ARE SUBJECT TO AN EASEMENT AS IN AB6342

PLAN 66R-35070
Received and deposited
March 19th, 2026
Mary Beth Ouellette
Representative for the Land Registrar for the Land Titles Division of Toronto (No.80)

PLAN OF SURVEY OF
PART OF BLOCK 9 AND
PART OF VILLAGE GREEN SQUARE
REGISTERED PLAN 66M-2460
CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)

Scale 1:300

THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

Stantec Geomatics Ltd.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION
DISTANCES SHOWN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996083.

BEARING REFERENCE
BEARINGS ARE MTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF ZONE 10 (79°30'W LONGITUDE), DERIVED FROM OBSERVED REFERENCE POINTS A AND B.

LEGEND

●	DENOTES	FOUND MONUMENTS
○	DENOTES	SET MONUMENTS
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
CC	DENOTES	CUT CROSS
PC	DENOTES	POINT OF CURVE
WIT	DENOTES	WITNESS
S	DENOTES	SET
MEAS	DENOTES	MEASURED
STANTEC	DENOTES	STANTEC GEOMATICS LTD.
IBI	DENOTES	IBI GROUP (ONT.)
LGP	DENOTES	LGL PASTERNAK LTD.
PT	DENOTES	PLAN 66R-35068
P2	DENOTES	PLAN 66R-35681
P9	DENOTES	TORONTO STANDARD CONDOMINIUM PLAN No. 2852
RTW	DENOTES	RETAINING WALL

INTEGRATION TABLE
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GNSS OBSERVATIONS USING A REAL-TIME CORRECTION SERVICE AND REFERRED TO MTM ZONE 10, NAD83 (CSRS)(2010). COORDINATED TO SPAIN ACCURACY PER S. 14(2) (CSRS), ITM/11

ORP	NORTHING	EASTING
A	4848777.74	302552.21
B	4849020.09	302665.74
C	4848977.80	302467.94

COORDINATE CHANGES IN THIS AREA WILL BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF FEBRUARY, 2026.

MARCH 19, 2026
DATE

Ayoni Thompson
AYONI THOMPSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGOL PLAN SUBMISSION FORM NUMBER Y 139248

Stantec
Stantec Geomatics Ltd.
CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
SUITE 300, 100 COMMERCE VALLEY DR. W.
MARKHAM, ONTARIO, L3T 0A1
TEL: 416-491-9119
stantec.com

DRN'D: DP | CHK'D: MM | DATE: 19-Mar-26 | PROJECT: 161472000.010