DELEGATED APPROVAL FORM

CITY MANAGER

TRACKING NO.: 2026-157

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:	May 6, 2026	Phone No.:	(416) 392-8160

Purpose

To obtain authority to enter into an amendment to the non-right of way licence agreement with Metrolinx to amend certain terms of the licence agreement between the parties in connection with the construction of the Ontario Line Project (the "Amendment").

Property

The property municipally known as 10 Ordnance Street being part of PIN 21241-0361(LT) shown as Parts 4 and 5 on Dwg. No. PL0500-02SF111 as shown on the Location Map in Appendix "A".

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

There is no change to the licence fee. The City will receive licence revenues of $4,404,420.58 (plus HST) for the initial five (5) year term. Should Metrolinx exercise its option to extend, the total revenue is estimated to be $7,927,957 (plus HST).

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 a licence dated December 8, 2022, authorized by Delegated Approval Form No.: 2022-301, for works in connection with the construction of the Ontario Line.

The proposed amendment to the licence agreement will expand the licensed areas and permit changes in the scope of work to include the installation of new watermain and storm sewer infrastructure. All other terms and conditions of the existing licence will remain unchanged.

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

1. Addition of Parts 4 and 5 on Dwg. No. PL0500-02SF111 to the licensed areas
2. Amending the definition of permitted purpose to include construction of new watermain and storm sewer infrastructure

Property Details

Ward:	10 – Spadina-Fort York
Assessment Roll No.:	1904-04-1-100-00110
Approximate Size:	
Approximate Area:	2,979.1 m^2 ± (32,067 ft^2 ±)
Other Information:	

A.	City Manager has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $10 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $10 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 $10 Million. **Request/waive hearings of necessity delegated to less senior positions.**
3. Issuance of RFPs/REOIs:	**Delegated to less senior positions**.
4. Permanent Highway Closures:	**Delegated to less senior positions**.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to less senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $10 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $10 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to less senior positions**.
9. Leases/Licences (City as Landlord/Licensor):	☐ Where total compensation (including options/ renewals) does not exceed $10 Million. **Leases/licences for periods up to 12 months at less than market value delegated to less senior positions.** **Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.**
10. Leases/Licences (City as Tenant/Licensee):	☒ Where total compensation (including options/renewals) does not exceed $10 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $10 Million. **Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.**
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $10 Million.
13. Revisions to Council Decisions in Real Estate Matters:	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to less senior positions.**

B. City Manager has signing authority on behalf of the City for:

- Documents required to implement matters for which this position also has delegated approval authority.

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:	Ausma Malik	Councillor:	
Contact Name:		Contact Name:	
Contacted by:	☐ Phone ☐ E-Mail ☐ Memo ☐ Other	Contacted by:	☐ Phone ☐ E-mail ☐ Memo ☐ Other
Comments:	N/A	Comments:	

Consultation with Divisions and/or Agencies

Division:	P&R, TW	Division:	**Financial Planning**
Contact Name:	Mark Ventresca/Vicky Shi	Contact Name:	Ciro Tarantino
Comments:	Incorporated into DAF	Comments:	Incorporated into DAF

Legal Services Division Contact

Contact Name:	**Luxmen Aloysius**

DAF Tracking No.: 2026-157	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	May 7, 2026	Signed By Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	May 8, 2026	Signed By Alison Folosea
☒ **Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo**	May 11, 2026	Signed By Patrick Matozzo
☒ **Recommended by: Interim Deputy City Manager, Corporate Services Sonia Brar**	May 11, 2026	Signed By Sonia Brar
☒ **Approved by: City Manager Paul Johnson**	May 13, 2026	Signed By Paul Johnson

Appendix "A": Location Map & Property Plates



