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

TRACKING NO.: 2026-294

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:	August 27, 2026	Phone No.:	(416) 338-5045

Purpose

To obtain authority to enter into a licence agreement with Metrolinx (the "Licensee") with respect to parts of the property municipally known as 520 Lakeshore Boulevard East, Toronto for the purposes of construction related activities in connection with the rehabilitation and expansion of the Union Station Rail Corridor Project (the "Licence Agreement").

Property

Parts of the property municipally known as 520 Lakeshore Boulevard East, being Parts 1 and 2 of PIN 210770397 as shown on Sketch of Licenced Area, in Appendix “B” (the "Property"), having a total area of approximately 3,349.4 square metres (the “Licenced Area”)

Actions

1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out below/in Appendix "A", 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 total licence fee revenues of $423,063.87 (plus HST) over the fifteen (16) month term for Part 1 and twenty-seven (28) month term for Part 2, of the Licence Agreement. If Metrolinx exercises all options to extend the licence, then the overall total revenue is estimated to be $720,041.98 (plus HST). The revenues will be directed to the Operating Budget for Corporate Real Estate Management under cost centre FA1379 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 Agreement for construction related activities in connection to its Union Station Rail Corridor Project (“the Project”).

The City has agreed to grant a temporary licence to Metrolinx to enter and utilize the Licenced Area to undertake the works associated with the Project.

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

Staff from Toronto Water, Engineering & Construction Services and Parks & Recreation have no objections to the granting of the Licence.

Since this land is located in the Designated Waterfront Area, as defined in the Toronto Waterfront Revitalization Corporation Act, 2002, the approval of the Director, Waterfront Secretariat has been obtained.

Terms

Please see Appendix “A”

Property Details

Ward:	10 – Spadina Fort York
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	3349 m^2 ± (36,053 ft^2 ±)
Other Information:	N/A

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:	Councillor Ausma Malik							Councillor:					
Contact Name:	Councillor Ausma Malik							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:	TW / ECS / P&R								Division:	**Financial Planning**							
Contact Name:	Vicky Shi / Negar Khalvati / Zhuofan Wan								Contact Name:	Karen Liu							
Comments:	Incorporated in DAF and Licence								Comments:	Concurs							
Legal Services Division Contact													
Contact Name:	Douglas LaForce												

DAF Tracking No.: 2026-294	**Date**	**Signature**
[X] **Recommended by:** **Manager, Real Estate Services** **Vinette Prescott-Brown** [ ] **Approved by:**	Aug. 28, 2026	Signed By Vinette Prescott-Brown
[X] **Approved by:** **Director, Real Estate Services** **Alison Folosea**	Aug 28, 2026	Signed By Alison Folosea

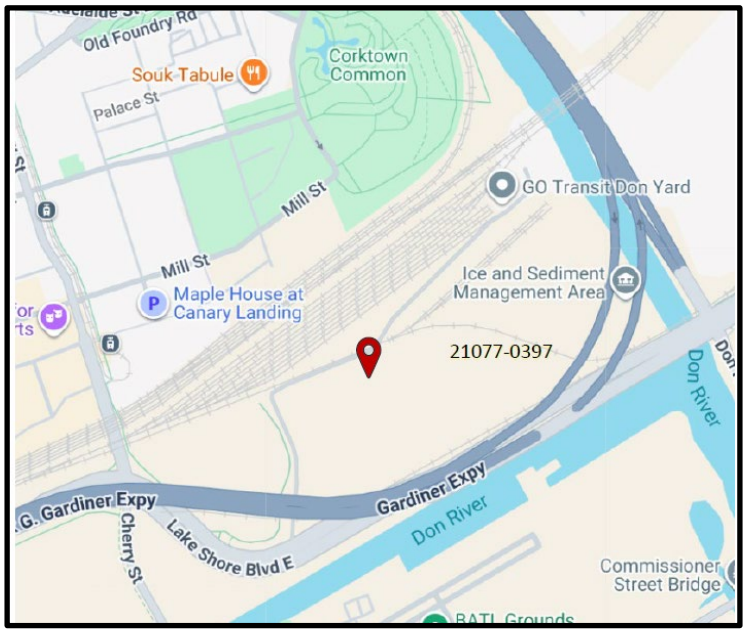
Appendix "A"

Terms

Initial Term:	September 1, 2026 to December 31, 2027 for Part 1, and September 1 to December 31, 2028 for Part 2 of the Licenced Area
Option to Extend:	Four (4) periods of six (6 months) for Part 1 and two (2) periods of 6 months for Part 2
Licence Fee:	$423,063.87 (plus HST) for the initial term, and up to an aggregate of $720,041.98 (plus HST) if Metrolinx exercises all of its options.
Use:	i. construction staging, site laydown, material and equipment storage, temporary access route through the site, temporary parking of vehicles and equipment, installation and use of construction trailers, installation of fencing (including fast fence or chain link fencing); ii. general construction activities and associated works, including but not limited to clearing and removal of vegetation, surveying, due diligence, excavation, grading, installation of temporary fencing, installation of temporary access route, construction staging and laydown; iii. free, uninterrupted, unobstructed and continuous access, ingress and egress by foot and with all necessary and convenient vehicles, supplies, machinery, gear and equipment, in, to, over, through, across, along and within the Licensed Area and to and from the adjacent lands for Project purposes;
Insurance:	Liability with limits of not less than ten million dollars ($10,000,000), per occurrence
Early Termination:	Metrolinx may terminate the licence with thirty (30) days' notice to the City of Toronto

Appendix "B"

Location Map



Licenced Area

