DELEGATED APPROVAL FORM

DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-285

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:	September 2, 2026	Phone No.:	(416) 392-8160

Purpose

To amend the licence agreement (the "Licence") with Metrolinx for part of the property municipally known as 770 Don Mills Road, for the purposes of all works and uses in connection with the construction of the Ontario Line Project (the "Amendment").

Property

Part of the property municipally known as 770 Don Mills Road, being part of PIN 10369-0143(LT), shown as Parts 1 to 8 on Exhibit Plate dated May 30, 2025 and part of PIN 10369-0141(LT), shown as Parts 1 to 4 on Exhibit Plate dated May 30, 2025 (the "Licensed Area") shown on the Location Map attached hereto as Appendix "A".

Actions

1. Authority be granted to amend 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

On March 25, 2026, City Council adopted Item EX29.7, *Metrolinx Subway Program Update – 2026*, which authorized the use of nominal temporary licences where City lands are not required for municipal use during the term of the licence. As a result, the licence fees approved under DAF No. 2025-364 are applicable only for the period from November 7, 2025 to March 25, 2026. Accordingly, the estimated licence revenue has been revised to $1,248,970.58 (plus HST). Revenues will be directed to the Operation 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

The City and Metrolinx entered into the Licence dated November 7, 2025, as authorized by Delegated Approval Form No. 2025-364. Metrolinx is requesting to amend the term of the initial licence and licence fees involved.

On May 25 and 26, 2026, City Council adopted EX29.7 titled "Metrolinx Subway Program Update – 2026" to give authority to the Director, Real Estate Services to approve and enter into nominal temporary licences with Metrolinx where required for the Subways Program, provided that the lands impacted are not required by the City for municipal purposes during the term of such temporary licence.

Staff from Real Estate Services and CreateTO have no objection to the Amendment. All other terms and conditions of the Licence will remain the same.

Terms

Term for Licensed Areas required for temporary use only: Five (5) years with one (1) option to extend for a period up to four (4) years upon six (6) months' written notice to the City.

Term for Licensed Areas where Metrolinx has permanent interest: Five (5) years with one (1) option to extend for a period up to twelve (12) months, or until the day that subject Licensed Areas is transferred to Metrolinx by way of fee simple transfer or permanent easement, whichever is the latter, exercisable upon delivering six (6) months' prior written notice to the City.

Fee: Licence fee in the amount of $3,233,151 (plus HST) per annum for the period of November 7, 2025 to March 25, 2026. For the period from March 26, 2026 to expiry of Licence term, no licence fee is payable to the City.

Property Details

Ward:	16 – Don Valley West
Assessment Roll No.:	1908-10-1-520-00300
Approximate Size:	
Approximate Area:	35,985.64 m^2 ± (8.9 acres ±)
Other Information:	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $3 Million.	☐ Where total compensation does not exceed $5 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $3 Million.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $5 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 $3 Million. **Request/waive hearings of necessity delegated to less senior positions.**	☐ **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $5 Million. **Request/waive hearings of necessity delegated to less senior positions.**
3. Issuance of RFPs/REOIs:	☐ Issuance of RFPs/REOIs.	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	☐ Transfer of Operational Management to Divisions, Agencies and Corporations.	☐ Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $3 Million.	☐ Where total compensation does not exceed $5 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $3 Million.	☐ Where total compensation does not exceed $5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	☐ 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 $3 Million. ☐ **(b)** Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. **Delegated to a more senior position.**	☐ **(a)** Where total compensation (including options/ renewals) does not exceed $5 Million. ☐ **(b)** Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. ☐ **(c)** Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $3 Million.	☐ Where total compensation (including options/ renewals) does not exceed $5 Million.
11. Easements (City as Grantor):	☐ **(a)** Where total compensation does not exceed $3 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.	☐ **(a)** Where total compensation does not exceed $5 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $3 Million.	☐ Where total compensation does not exceed $5 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)).	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	☐ **(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	☐ **(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

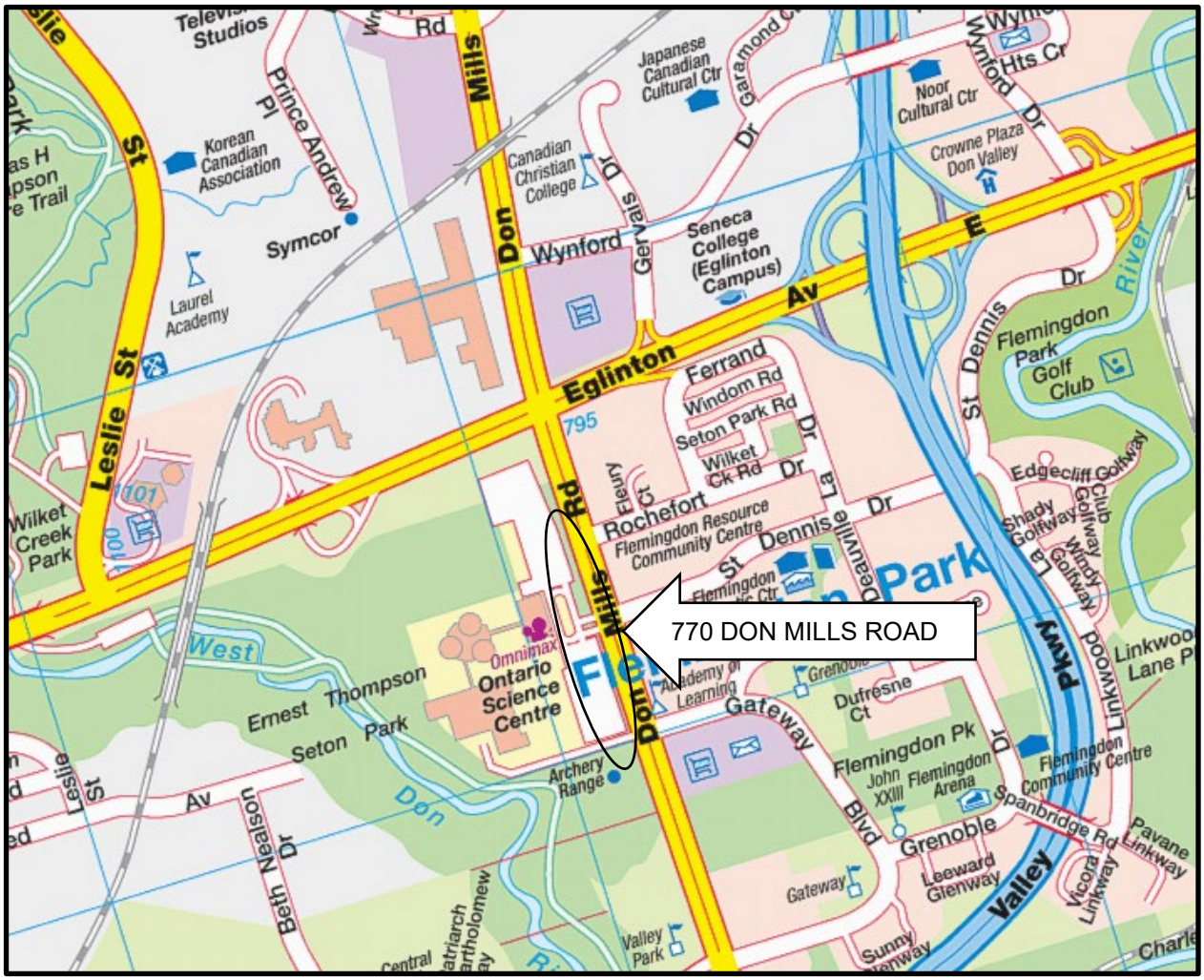
B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:
• Documents required to implement matters for which each position also has delegated approval authority.
• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
• Expropriation Applications and Notices following Council approval of expropriation.
• 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:	Jon Burnside	Councillor:	
Contact Name:	Jon Burnside	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:	**Luxmen Aloysius**		

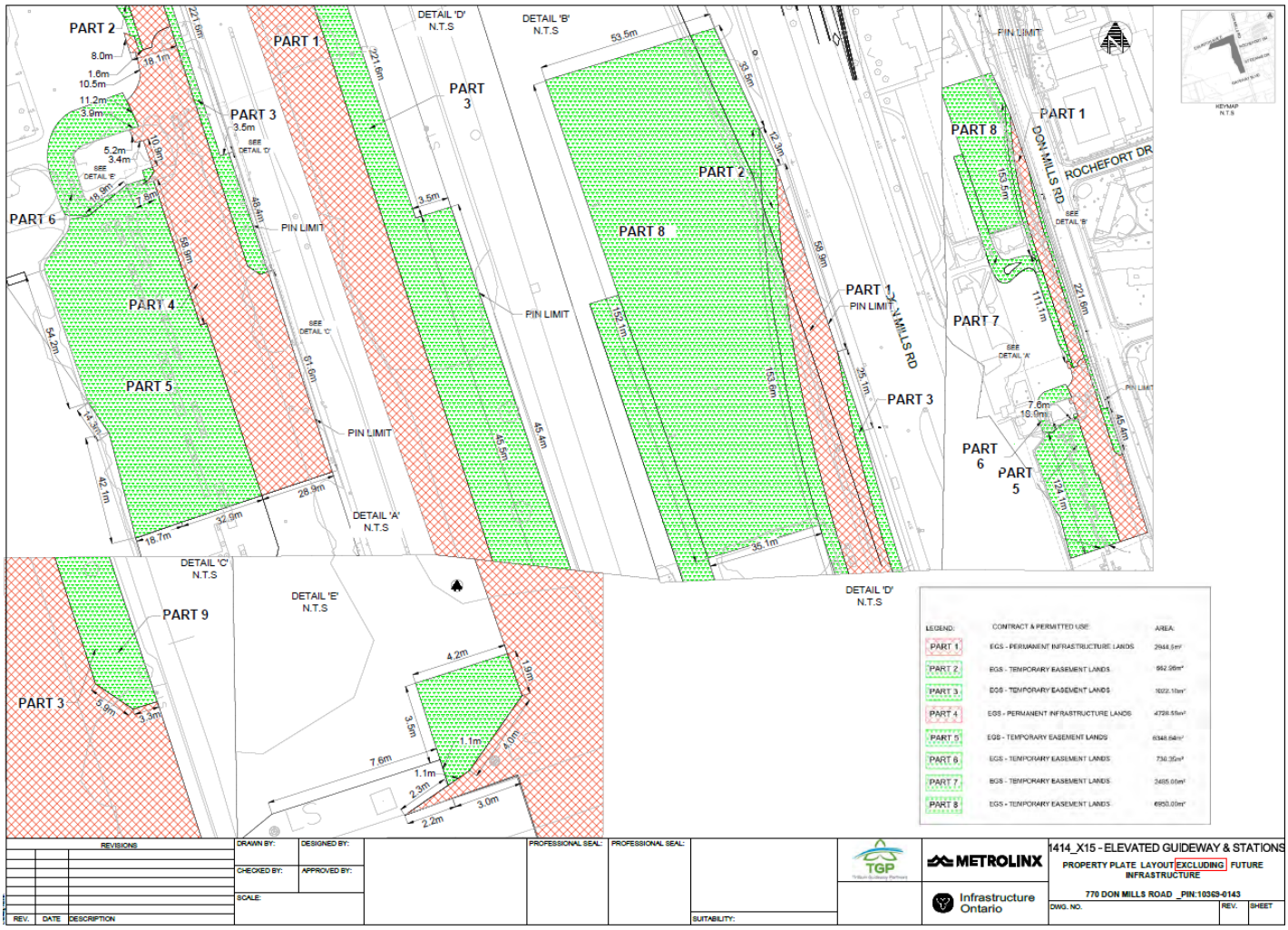
DAF Tracking No.: 2026-285	**Date**	**Signature**
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Sept. 2, 2026	Signed By Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Sept 3, 2026	Signed By Alison Folosea
[ ] **Recommended by:** **Executive Director, Corporate Real Estate Management** [X] **Approved by:** **Patrick Matozzo**	Sept 4, 2026	Signed By Patrick Matozzo
[ ] **Approved by:** **Interim Deputy City Manager, Corporate Services** **Sonia Brar**		X

Appendix "A"

Location Map & Exhibit Plates



PIN 10369-0143



PIN 10369-0141

