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

**TRACKING NO.: 2026-313**

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

| | | | |
|---|---|---|---|
| Prepared By: | Bruno Iozzo | Division: | Corporate Real Estate Management |
| Date Prepared: | September 21, 2026 | Phone No.: | (416) 392-8151 |

**Purpose**

To obtain authority to enter into an assignment agreement (the "Agreement") with Metrolinx (the "Assignor") to permit the City to utilize a portion of the Property (defined below) as a temporary diversion road (the "Diversion Road") in relation to the Scarborough Subway Extension Project (the "Project").

**Property**

A portion of the property municipally known as 2480 Eglinton Avenue East, legally described as Part Block A, Plan M680, designated as Parts 1, 2, 3, 4 and 5 on AT6434301 as in AT6434301, City of Toronto; being part of PIN 06348-0477 (LT).

**Actions**

Authority be granted to enter into the Agreement, substantially on the major terms and conditions set out below and on such other terms and conditions deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

**Financial Impact**

There is no financial impact associated with the Agreement. The City will acquire the property interest from the Assignor for nominal consideration.

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 Assignor intends to construct the Diversion Road on the Property to facilitate and carry out a component of the Project. Upon completion of the Diversion Road construction and acceptance of the lands for temporary road purposes and in accordance with the applicable protocols, the City is to dedicate the Property for temporary public highway purposes under its jurisdiction. In order for the City to dedicate the Property as a public highway, the Assignor has agreed to transfer the property interest it has secured to the City in accordance with the terms and conditions of the Agreement. Through By-law 1433-2024, City Council has enacted the dedication of the Property as public highway; however, the dedication does not come into effect until the date that there is an assignment or transfer of an easement in favour of the City from the registered owner of such lands or the easement holder registered on title to the Property.

City staff deem the terms of the proposed Agreement to be fair, reasonable and in accordance with the general terms and conditions contained within the Real Estate Protocol between both parties.

**Terms**

**Property Interest:** Temporary Easement

**Use**: Public highway under the jurisdiction of the City and all uses ancillary to a public highway

**Assignment Period**: Commencing upon completion in respect of the Diversion Road and when the Diversion Road is dedicated as a public highway as evidenced by the registration of the appropriate dedicating bylaw in the Land Registry Office for Toronto and the registration of the assignment of the easement in the form of Application and shall terminate on the earlier of (i) the expiry of the easement, and (ii) the date on which the Eglinton original road can be opened by the City as a public highway and used by the public for vehicular and pedestrian purposes

**Assignor to Maintain and Repair**: The Assignor covenants at its own cost and expense to repair and maintain the Diversion Road which the City is designating as public highway in a manner which permits the public to access and use the Diversion Road as a public highway

**Assignee Obligations**: The City shall be responsible for the snow clearing, de-icing, traffic lights, signalization and signage, street furniture, policing, emergency services (including EMS and fire services), traffic regulation and enforcement on the Diversion Road

**Insurance**: The Assignor shall, at its expense, obtain and maintain throughout the Term Commercial General Liability Insurance or Wrap Up Liability Insurance insuring against liability for bodily and personal injury and for damage to or destruction of property arising from or in connection with the assignment of the easement, the construction, maintenance, repair or use of the Lands, with liability coverage in an amount of fifteen million dollars ($15,000,000.00 CDN) per occurrence

**Property Details**

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| **Ward:** | 21 – Scarborough Centre |
| **Assessment Roll No.:** | 1901 042 75000 4000 000 |
| **Approximate Size:** | |
| **Approximate Area:** | 7,044.5 square meters |
| **Other Information:** | |

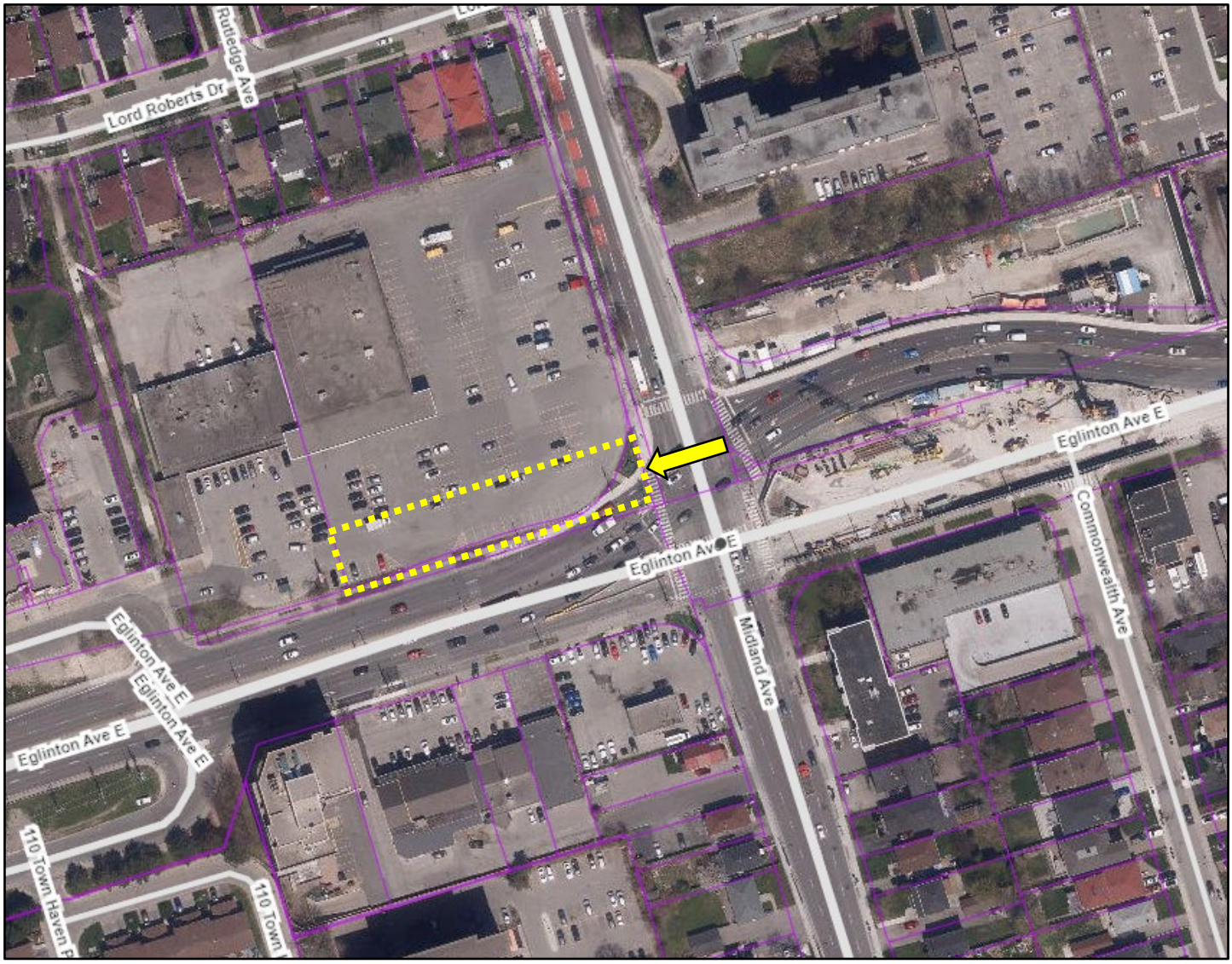
| A. | Manager, Real Estate Services has approval authority for: | Director, Real Estate Services has approval authority for: |
|---|---|---|
| **1.** Acquisitions: | [X] Where total compensation does not exceed $50,000. | [ ] Where total compensation does not exceed $1 Million. |
| **2A.** Expropriations 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.<br>[ ] **(b)** Request Hearings of Necessity.<br>[ ] **(c)** Waive Hearings of Necessity. | [ ] **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.<br>[ ] **(b)** Request Hearings of Necessity.<br>[ ] **(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.<br>[ ] **(b)** Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.<br>**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.<br>[ ] **(b)** Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.<br>**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.<br>**Delegated to more senior positions.** | [ ] **(a)** Where total compensation does not exceed $1 Million.<br>[ ] **(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<br>[ ] **(b)** Releases/Discharges<br>[ ] **(c)** Surrenders/Abandonments<br>[ ] **(d)** Enforcements/Terminations<br>[ ] **(e)** Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates<br>[ ] **(f)** Objections/Waivers/Cautions<br>[ ] **(g)** Notices of Lease and Sublease<br>[ ] **(h)** Consent to regulatory applications by City, as owner<br>[ ] **(i)** Consent to assignment of Agreement of Purchase/Sale; Direction re Title<br>[ ] **(j)** Documentation relating to Land Titles applications<br>[ ] **(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:** |
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| • 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** | | | |
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| [X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property | | | |
| **Consultation with Councillor(s)** | | | |
| Councillor: | Michael Thompson | Councillor: | |
| Contact Name: | Amalia Stefanopoulos | Contact Name: | |
| Contacted by: | [ ] Phone [X] E-Mail [ ] Memo [ ] Other | Contacted by: | [ ] Phone [ ] E-mail [ ] Memo [ ] Other |
| Comments: | No objections | Comments: | |
| **Consultation with Divisions and/or Agencies** | | | |
| Division: | Transportation Services | Division: | Financial Planning |
| Contact Name: | Emily Chang | Contact Name: | Karen Liu |
| Comments: | Requires agreement to dedicate lands as ROW | Comments: | No financial impact |
| **Legal Services Division Contact** | | | |
| Contact Name: | Luxmen Aloysius | | |

| **DAF Tracking No.: 2026-313** | **Date** | **Signature** |
|---|---|---|
| Concurred with by: Manager, Real Estate Services<br>Leila Valenzuela | Sept. 29, 2026 | Signed By Leila Valenzuela |
| [ ] **Recommended by:** **Manager, Real Estate Services**<br>[X] **Approved by:** **Vinette Prescott-Brown** | Sept. 29, 2026 | Signed By Vinette Prescott-Brown |
| [ ] **Approved by:** **Director, Real Estate Services**<br>**Alison Folosea** | | |

**Appendix "A" – Location Map**



# Appendix "B" – Plan AT6434301

