DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2026-303

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:	October 8, 2026	Phone No.:	(416) 338-5045

Purpose

To obtain authority to enter into a licence agreement with Metrolinx with respect to part of the property municipally known as 572 Lakeshore Boulevard East, in connection with the rehabilitation and expansion of the Union Station Rail Corridor (the "Licence Agreement").

Property

Part of the property municipally known as 572 Lakeshore Boulevard East, Toronto, legally described as Pt Water Lot in Front of Lot 15 Con Broken Front Toronto Pt 8, 9, 10, 80 63R4957 S/T CA250414; City of Toronto; Subject to an easement in gross over Parts 12 and 13 on Expropriation Plan AT5439265 AS IN AT5439265 on PIN 21077-0100 and more particularly shown in the sketch attached as Appendix "B".

Actions

1. Authority be granted to enter into the Licence Agreement with Metrolinx, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

Financial Impact

The total licence fee payable to the City over the approximately 27-month initial term is $1,079,216.78 (plus HST). If Metrolinx exercises all options to extend, then the overall revenue is estimated to be $1,556,511.67 (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”). As part of the Port Lands Flood Protection Project, Waterfront Toronto constructed and warrantied a Sediment and Debris Management Area (SDMA), a portion of which is located within the Licensed Area. Waterfront Toronto has been consulted regarding Metrolinx’s use of the lands.

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

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

Terms

See Appendix "A”

Property Details

Ward:	10 – Spadina Fort York
Assessment Roll No.:	
Approximate Size:	
Approximate Area:	7,460 m^2 ± (8,029.7 ft^2 ±)
Other Information:	N/A

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:	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	Comments:	Concurs
Legal Services Division Contact			
Contact Name:	**Douglas LaForce and Frank Weng**		

DAF Tracking No.: 2026-303	**Date**	**Signature**
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	October 8, 2026	Signed By Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	Oct 8, 2026	Signed By Alison Folosea
[ ] **Recommended by:** **Executive Director, Corporate Real Estate Management** [X] **Approved by:** **Patrick Matozzo**	Oct 9, 2026	Signed By Patrick Matozzo
[ ] **Approved by:** **Interim Deputy City Manager, Corporate Services** **Sonia Brar**		X

Appendix "A"

Major Terms and Conditions

Initial Term:	October 9, 2026 to December 31, 2028
Option to Extend:	Two (2) periods of up to 180 days each
Licence Fee:	$1,079,216.78 (plus HST)
Licensed Area:	Approximately 7,460 square metres as shown in Appendix “B”
Permitted Purpose:	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). General maintenance and construction activities and works required for construction staging and laydown, including but not limited to clearing and removal of vegetation, surveying, and due diligence. 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. The construction and installation of a new storm and sanitary sewer connection from Wilson Yard (Don Yard) to the existing manholes on the City Property. All related works and/or uses ancillary to the rehabilitation and expansion of the Union Station Rail Corridor.
Restoration:	Metrolinx shall, at its sole cost and expense, repair damage to the Licensed Area and improvements thereon affected
Insurance:	Liability with limits of not less than ten million dollars ($10,000,000), per occurrence, with the City listed as an additional insured
Early Termination:	Metrolinx may terminate the Licence Agreement with thirty (30) days notice to the City
Termintion:	City may terminate the Licence Agreement during the extension period(s) with ninety (90) days notice to Metrolinx

Appendix "B"

Sketch of Licensed Area

