

Licence Extension and Amending Agreement for Air Quality Monitoring Station at Metro Hall, 55 John Street

Date: November 21, 2025

To: General Government Committee

From: Executive Director, Corporate Real Estate Management

Wards: Ward 10 - Spadina-Fort York

SUMMARY

The purpose of this report is to obtain City Council authority for the City (the “Licensor”) to enter into a licence extension and amending agreement (the “New Agreement”) for nominal consideration from His Majesty the King in Right of Ontario, as represented by the Minister of Government and Consumer Services (the “Licensee”), for the continued operation of an air quality monitoring station (the “AQMS”) located at Metro Hall (55 John Street). The New Agreement will: (i) amend the terms of the existing licence agreement (the “Existing Licence”), including the relocation of the AQMS within Metro Hall; and (ii) extend the term of the Existing Licence for an additional period of five years.

The New Agreement is necessary to facilitate the relocation of the AQMS at Metro Hall from the north-east corner of John Street and Wellington Street to the north-east area of the Metro Hall property fronting King Street West. This move will support the relocation of Toronto Fire Station 332 from 260 Adelaide Street West to Metro Hall, while ensuring continued measurement of key air quality contaminants including major components of traffic-related air pollution, identified by the City of Toronto as priorities for air quality improvement initiatives. The AQMS at Metro Hall is of particular importance because it is the only fixed station in Toronto located at street-level, which is most relevant for human exposure.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management to enter into a licence extension and amending agreement (the “New Agreement”) with His Majesty the King in Right of Ontario, as represented by the Minister of Government and Consumer Services, for the use of an approximately two by two and half metre area within the Metro Hall property at 55 John Street, as generally outlined in Appendix B, on the terms and conditions set out in Appendix A of this report, and on such other

amended terms as may be acceptable to the Executive Director, Corporate Real Estate Management, and in a form acceptable to the City Solicitor.

2. City Council authorize each of the Executive Director, Corporate Real Estate Management, and the Director, Real Estate Services, to execute the New Agreement, and any related documents on behalf of the City.

3. City Council authorize each of the Executive Director, Corporate Real Estate Management, and the Director, Real Estate Services, Corporate Real Estate Management individually to administer and manage the New Agreement, including the provision of any consents, amendments, approvals, waivers, notices (including notice of termination) provided that the Executive Director, Corporate Real Estate Management, may, at any time, refer consideration of such matters to City Council for its determination and direction.

FINANCIAL IMPACT

There is no financial impact associated with the adoption of the recommendations in this report. The New Agreement is for nominal consideration and contemplates a benefit to the City from the AQMS, which will deliver real-time traffic-related air pollution and wildfire smoke impacts quality measures for the City. The Licensee is responsible for costs related to the relocation of the AQMS, such as those relating to servicing the AQMS, civil works, and any landscaping removal.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On December 17 and 18, 2019, City Council adopted GL10.5 "Licence Extension and Amending Agreement for Air Monitoring Station at Metro Hall, 55 John Street" and authorized a licence extension and amending agreement with the Licensee for a further five-year term from February 1, 2020 to February 1, 2025, for nominal consideration.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.GL10.5>

On December 5, 6, 7, and 8, 2017, City Council adopted HL22.3 and PE23.7, "Reducing Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto", which among other things, requested that the General Manager, Transportation Services, in collaboration with the Director, Environment and Energy Division conduct an air quality monitoring program for ambient PM10 and PM2.5 concentrations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.HL22.3>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PE23.7>

On October 2, 3 and 4, 2017, City Council adopted EX27.12, "Delegated Approval Form No. 2019-034", which authorized the City to enter into a licence agreement with the Licensee for a term of one year, to install, operate and maintain an air quality

monitoring station at Metro Hall which commenced on February 1, 2019 and expired on January 31, 2020.

https://www.toronto.ca/wp-content/uploads/2019/02/8ce7-2019-034_55-John-St.pdf

COMMENTS

Background

Over the past decade, air quality in Toronto has improved. Policies and programs implemented at all levels of government to reduce emissions have led to downward trends in pollutant emissions. Collaboration between all levels of government can support efforts to improve air quality in Toronto. In recent years, Toronto's air quality has been impacted by wildfire smoke. While infrequent, wildfire smoke episodes result in high levels of fine particulate matter and risk undermining the progress made over the past decade in improving ambient air quality.

Health Risks from Traffic-Related Air Pollution in Toronto

The largest source of air pollution emitted within Toronto is motor vehicle traffic. Traffic-related air pollution ("TRAP") is a mixture of substances emitted from cars, buses, and trucks, including particles (PM10 and PM2.5), nitrogen oxides such as nitric oxide (NO) and nitrogen dioxide (NO₂), carbon monoxide (CO₂), and volatile organic carbons.

Exposures to TRAP are highest near highways and busy roads. Studies focused on people living close to high traffic roadways find higher risk of adverse health outcomes including a range of breathing problems, heart problems, cancer, mortality. Emerging evidence suggests that TRAP could increase risks of other diseases such as dementia and diabetes. People who are especially vulnerable to the impacts of TRAP exposure include children, the elderly, and people with certain pre-existing medical conditions who live, work, play or commute near major roadways.

The Value of Street-Level Air Monitoring Station

Relative to the air monitoring stations which operate at other locations in Toronto, the AQMS at Metro Hall is of particular importance because it is the only fixed station in Toronto located at street-level, which is most relevant for human exposure. In addition, continuity of measurements is of particular interest to researchers examining the links between exposure to TRAP and health. If the AQMS at Metro Hall was to be discontinued, long-term street-level TRAP concentration trends would no longer be collected in Toronto.

The AQMS located at Metro Hall also provides Toronto residents with exposure relevant information during wildfire smoke episodes. If the AQMS at Metro Hall was to be discontinued, the Air Quality Health Index may not be reflective of the exposure risks for those living and working in downtown Toronto.

Relocating the Air Quality Monitoring Station

The AQMS at Metro Hall was initially installed in 2019 at the northeast corner of John
Air Monitoring Station at Metro Hall

Street and Wellington Street. With the planned relocation of Toronto Fire Station 332 from 260 Adelaide Street West to Metro Hall fronting Wellington Street West, the AQMS needs to be moved in order to support the new fire station development. The AQMS will be moved to the northeast area of the Metro Hall fronting King Street West (the “New Licensed Area”) for continued operation. See Appendix B for details on the New Licensed Area.

The New Agreement extends the term of the Existing Licence for an additional period of five years and enables the Licensee to relocate the AQMS at their sole cost and expense, including associated costs, such as those relating to servicing the AQMS, civil works, and any landscaping removal. Upon expiration or earlier termination of the New Agreement, the Licensee will be responsible for restoring the landscaping of the New Licensed Area to a condition similar to that which existed prior to the installation of the AQMS.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A - Major Terms and Conditions of the New Agreement
Appendix B - New Licensed Area

Appendix A - Major Terms and Conditions of the New Agreement

The original terms and conditions of the existing licence will remain except for the following:

New Licensed Area:

Part of the property municipally known as 55 John Street, Metro Hall, a fenced in area of approximately 2 metres by 2.25 metres, at the northeast side fronting King Street West, as shown in Appendix B.

Term:

Five years commencing on February 1, 2025 and ending on January 31, 2030

Licence Fee:

One dollar, plus all applicable taxes, per year for the duration of the Term

Use:

For the continued operation of the Air Quality Monitoring Station ("AQMS") at Metro Hall.

Termination:

Either the Licensor or the Licensee shall have the right to terminate the New Agreement upon not less than six months written notice to the other party without penalty.

Other Terms:

The relocation of the AQMS will be at the sole cost and expense of the Licensee, including associated costs, such as those relating to servicing the AQMS, civil works, and any landscaping removal. Upon expiration or earlier termination of the New Agreement, the Licensee is to restore the landscaping of the New Licensed Area, as applicable, to a condition similar to that which existed prior to the installation of the AQMS.

Appendix B - New Licensed Area

Current Licensed Area (A); New Licensed Area (B)



New Licensed Area – approximate area outlined in red

