

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

**TRACKING NO.: 2024-221**  
**with Confidential Attachment**

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

Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management										
Date Prepared:	August 28, 2024	Phone No.:	416-392-1167										
<b>Purpose</b>	To obtain authority to enter into a licence agreement (the " <b>Agreement</b> ") with the licensor named in Confidential Attachment " <b>A</b> " attached hereto (the " <b>Licensor</b> ") with respect to a portion of the building identified in Confidential Attachment "A" for the purpose of the use and operation of communications equipment for Toronto Police Services, Toronto Fire Services, and Toronto Paramedic Services.												
<b>Property</b>	See Confidential Attachment												
<b>Actions</b>	<ol style="list-style-type: none"> <li>Authority be granted to enter into the Licence Agreement with the Licensor, substantially on the terms and conditions set out in Appendix "<b>A</b>" and including such other amended terms, conditions, and amendments as may be deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.</li> <li>Confidential information in the Confidential Attachment herein shall remain confidential indefinitely as it is information that relates to the security of the property of the City and the Toronto Police Services Board.</li> </ol>												
<b>Financial Impact</b>	<p>The licence fee to be paid by the City for the full duration of the five (5) year term and additional extension is estimated to be \$458,625.00 (plus HST) or \$466,696.80 (net of HST recovery) as shown in the Appendix A. The City is responsible for the associated Utilities that are estimated to be \$8,625.00 (plus HST per annum). Future year expenditures will be referred to the City's annual budget process and will be included as part of the 2024 and future year budget submissions for Toronto Police services for Council consideration.</p> <p>Funding is available in the 2024 Approved Operating Budget for Toronto Police Services under cost center PLR&amp;EFZ 4530. Future year expenditures will be referred to the City's annual budget process and will be included as part of future year budget submissions for Toronto Police Services for Council consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
<b>Comments</b>	<p>By the adoption of the Clause No. 33 of Report No. 26 of the Strategic Policies &amp; Priorities Committee, City Council, at its meeting of December 17, 1998, authorized a \$34.5 million integrated Fire/Police radio communications system for emergency services, including the Toronto Ambulance Service. By way of supporting this radio communications initiative, the Toronto Police Service Board ("TPSB") at its meeting of November 15, 2001 authorized leases or licenses with property owners, as may be required, for the placement of the said radio antenna. The Licensee's involvement in this Agreement, and with the renewals of other TPSB radio antenna sites as they come up for renewal, will harmonize and regularize the real property leases and license agreements of the TPSB with those of other City Boards.</p> <p>This site is part of the City's emergency radio infrastructure for Police, Fire, and Toronto EMS. This Agreement will have a term of five years.</p> <p>The proposed licence fee and other major terms and conditions of the licence Agreement are considered fair, reasonable, and reflective of market value.</p>												
<b>Terms</b>	See Appendix "A"												
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>(18) Willowdale</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>104 ft<sup>2</sup> ±</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	(18) Willowdale	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>		<b>Approximate Area:</b>	104 ft <sup>2</sup> ±	<b>Other Information:</b>	
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<b>Other Information:</b>													

Revised: August, 2024

<b>A.</b>	<b>Manager, Real Estate Services has approval authority for:</b>	<b>Director, Real Estate Services has approval authority for:</b>
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<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOLs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOLs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></p> <p><input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>
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**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**

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

**Consultation with Councillor(s)**

Councillor:	Lily Cheng	Councillor:	
Contact Name:	Lily Cheng	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input checked="" type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	No Concerns	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Toronto Police Services	Division:	<b>Financial Planning</b>
Contact Name:	Clay Beers	Contact Name:	Ciro Tarantino
Comments:	No Objections	Comments:	No Objections

**Legal Services Division Contact**

Contact Name: Frank Weng

DAF Tracking No.: 2024-221	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Niall Robertson	September 3, 2024	Signed by Niall Robertson
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	September 4, 2024	Signed by Alison Folosea

**Appendix "A"****Major Terms and Conditions****Licensee:** City of Toronto**Licensor:** See Confidential Attachment**Location:** See Confidential Attachment**Property:** A small portion on the roof of the Property .**Term:** Five (5) years, commencing on April 1, 2024 and expiring on March 31, 2029**First (1) Renewal Option:** Five (5) years, commencing on April 1, 2029 and expiring on March 31, 2034**Second (2) Renewal Option:** Five (5) years, commencing on April 1, 2034 and expiring on March 31, 2039**The License Fee payable during the twelve (12) month period that preceded the Renewal Period is increased by CPI**

Year	Base Rent	Hydro	Sub-Total	HST	Total
1	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
2	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
3	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
4	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
5	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
6	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
7	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
8	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
9	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
10	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
11	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
12	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
13	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
14	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
15	\$30,000.00	\$575.00	\$30,575.00	\$3,974.75	\$34,549.75
Total	\$450,000.00	\$8,625.0	\$458,625.00	\$59,621.2	\$518,246.25