



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

TRACKING NO.: 2025-049

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:	February 18 th 2025	Phone No.:	416-392-1167																																				
Purpose	To obtain authority to enter into a licence agreement ("the Agreement") with PSPIB Flight Investments Inc., by its agent Downsview Metro Devco Inc. (the "Licensor") with respect to an area comprising of approximately 500 meters of runway length (the "Licensed Area") on the lands and premises municipally known as 123 Garratt Boulevard, Toronto for the purpose of operating an outdoor "Truck Roadeo," garbage collection vehicle competition.																																						
Property	The Property municipally known as 123 Garratt Boulevard, Toronto, as shown on the Location Map in Appendix "B".																																						
Actions	1. Authority be granted to enter into the Agreement with the Licensor, 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	<p>The 'Licensor' will receive from the City of Toronto the Licence Fee in the amount of \$20,170.00 (Incl HST) for the 3-day period.</p> <table border="1"> <thead> <tr> <th>Licensed Premises / Event Details</th> <th>License Period/Access Period</th> <th>License Fee (Rate)</th> <th>Total License Fee</th> </tr> </thead> <tbody> <tr> <td>Licensed Premises on May 10, 2025</td> <td>1 DAY</td> <td>\$2,000/ set-up day</td> <td>\$2,000.00</td> </tr> <tr> <td>Licensed Premises on May 11, 2025</td> <td>1 DAY</td> <td>\$2,000/ set-up day</td> <td>\$2,000.00</td> </tr> <tr> <td>Licensed Premises on May 12, 2025</td> <td>1 DAY</td> <td>\$5,000/ event day</td> <td>\$5,000.00</td> </tr> <tr> <td colspan="3">Total License Fee (exclusive of HST)</td> <td>\$9,000.00</td> </tr> <tr> <td colspan="3">HST</td> <td>\$1,170.00</td> </tr> <tr> <td colspan="3">Total License Fee (inclusive of HST)</td> <td>\$10,170.00</td> </tr> <tr> <td colspan="3">Security Deposit</td> <td>\$10,000.00</td> </tr> <tr> <td colspan="3">Total License Fee and Security Deposit (inclusive of HST)</td> <td>\$20,170.00</td> </tr> </tbody> </table> <p>The License Fee will be directed from Cost Centre SW0619.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			Licensed Premises / Event Details	License Period/Access Period	License Fee (Rate)	Total License Fee	Licensed Premises on May 10, 2025	1 DAY	\$2,000/ set-up day	\$2,000.00	Licensed Premises on May 11, 2025	1 DAY	\$2,000/ set-up day	\$2,000.00	Licensed Premises on May 12, 2025	1 DAY	\$5,000/ event day	\$5,000.00	Total License Fee (exclusive of HST)			\$9,000.00	HST			\$1,170.00	Total License Fee (inclusive of HST)			\$10,170.00	Security Deposit			\$10,000.00	Total License Fee and Security Deposit (inclusive of HST)			\$20,170.00
Licensed Premises / Event Details	License Period/Access Period	License Fee (Rate)	Total License Fee																																				
Licensed Premises on May 10, 2025	1 DAY	\$2,000/ set-up day	\$2,000.00																																				
Licensed Premises on May 11, 2025	1 DAY	\$2,000/ set-up day	\$2,000.00																																				
Licensed Premises on May 12, 2025	1 DAY	\$5,000/ event day	\$5,000.00																																				
Total License Fee (exclusive of HST)			\$9,000.00																																				
HST			\$1,170.00																																				
Total License Fee (inclusive of HST)			\$10,170.00																																				
Security Deposit			\$10,000.00																																				
Total License Fee and Security Deposit (inclusive of HST)			\$20,170.00																																				
Comments	<p>The City of Toronto recognizes that the License Fee is non-refundable and shall be forfeited to Licensor in the event of the cancellation and termination of this Agreement by Licensee, or otherwise by Licensor in the case of an event of default.</p> <p>The proposed fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p>																																						
Terms	Please see page 4: Appendix "A" for the major terms and conditions.																																						
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Ward 06 – York Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>500 m ±</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Ward 06 – York Centre	Assessment Roll No.:		Approximate Size:		Approximate Area:	500 m ±	Other Information:																											
Ward:	Ward 06 – York Centre																																						
Assessment Roll No.:																																							
Approximate Size:																																							
Approximate Area:	500 m ±																																						
Other Information:																																							

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<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/REOs:</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 & Parks & 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>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input checked="" 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>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input 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>

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:	J. Pasternak	Councillor:	
Contact Name:	J. Pasternak	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No Concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Infrastructure and Development Services	Division:	Financial Planning
Contact Name:	Carolyn Mcskimming	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	No Concern

Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2025-049	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott-Brown	Feb. 18, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Niall Robertson	Feb. 18, 2025	Signed by Niall Robertson
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

DAF Tracking No.: 2025-049

Appendix "A"

Major Terms and Conditions

Licensor: PSPIB FLIGHT INVESTMENTS INC., by its agent DOWNSVIEW METRO DEVCO INC.

Licensee: City of Toronto

Licensed Area: The portion of the lands shown outlined in yellow in Appendix "B"

Term: Three (3) days

Commencement Date: 8:00 a.m on May 10, 2025 ("Commencement Date").

Expiry Date: 7:00 p.m on May 12, 2025 ("Expiry Date")

Insurance:

- Comprehensive General Liability and All-Risks Property Damage Insurance (including Fire Insurance), (and, if pyrotechnics are to be used to the extent approved by Licensor in accordance with the terms of this Agreement, separate in respect of such pyrotechnics, and, further, Licensee shall ensure that the entity providing such pyrotechnics shall also take out and maintain Comprehensive General Liability and All-Risks Property Damage Insurance (including Fire Insurance)), (and, if alcoholic beverages will be sold, offered or served in the Licensed Premises or elsewhere in the Project in relation to the Event at any time during the Term, Licensee shall take out and maintain liquor liability insurance), such coverage to include the activities and operations conducted by Licensee (including, without limitation, the sharing/licensing of space to the Other Users) and Licensee Parties at the Licensed Premises and the Project and any other person on the Licensed Premises, and each of which with inclusive limits of not less than \$10,000,000.00 for each occurrence for damage the insured will become legally liable to pay because of bodily injury to persons, including death, injury, or damage to or destruction of property, including loss of use thereof, caused by or related to the Event, subject to applicable policy conditions.

Indemnity:

- In no event shall the Licensor (or the indemnified parties) be liable to the Licensee for any damages or losses whatsoever.

Appendix "B" - Location Map

Municipal Address: 123 Garratt Blvd Toronto, Ontario

