



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

TRACKING NO.: 2025-092

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management																
Date Prepared:	March 13, 2025	Phone No.:	416 392 7614																
<b>Purpose</b>	To obtain authority to enter into a Licence Amending and Extension Agreement with Aspen Ridge Homes (Church & Charles) Ltd. (the "Licensee") with respect to the property municipally known as 69 Hayden St., Toronto for the purpose of extending and amending a previous construction staging and crane swing licence (the "Agreement").																		
<b>Property</b>	The property municipally known as 69 Hayden Street, Toronto, legally described as Part Lot 13 south side of Hayden Street Plan 163 Toronto, Lot 14 south side of Hayden Street Plan 163 Toronto as in Parts 1 and 5, 66R-30694; City of Toronto; Together with an easement over parts of the common elements of Toronto Standard Condominium Plan No. 2662, Designated as Parts 21, 22, 23, 24, 28, 30, 33, 36, 48, 58, 62, 63 AND 77 on Plan 66R29697 AS IN AT4910674, being all of PIN 21108-0147 (LT) (the "Property").																		
<b>Actions</b>	1. Authority be granted to enter into the Licence Amending and Extension Agreement with the Licensee, substantially on the major terms and conditions set out below, and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																		
<b>Financial Impact</b>	<p>The maximim total compensation to the City for the Licence Amending and Extension Agreement will be \$888,999.96 (plus HST) based on the Licence Agreement being extended for twelve (12) months for the use of staging and crane swing. This will be payable in monthly installments of \$74,083.33 (plus HST). Should the Licensee terminate the staging licence and only encroach on City lands with the crane swing, the Licensee will pay \$2,083.33 (plus HST) per month for the crane swing encroachment.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th></th> <th>Licence Fee</th> <th>HST</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>6 Month Extension Staging + crane (Old)</td> <td style="text-align: right;">\$ 444,499.98</td> <td style="text-align: right;">\$ 57,785.00</td> <td style="text-align: right;">\$ 502,284.98</td> </tr> <tr> <td><b>12 Month extension Staging + crane (New)</b></td> <td style="text-align: right;"><b>\$ 888,999.96</b></td> <td style="text-align: right;"><b>\$ 115,569.99</b></td> <td style="text-align: right;"><b>\$ 1,004,569.95</b></td> </tr> <tr> <td>12 Month extension Crane (No Staging)</td> <td style="text-align: right;">\$ 24,999.96</td> <td style="text-align: right;">\$ 3,249.99</td> <td style="text-align: right;">\$ 28,249.95</td> </tr> </tbody> </table>				Licence Fee	HST	TOTAL	6 Month Extension Staging + crane (Old)	\$ 444,499.98	\$ 57,785.00	\$ 502,284.98	<b>12 Month extension Staging + crane (New)</b>	<b>\$ 888,999.96</b>	<b>\$ 115,569.99</b>	<b>\$ 1,004,569.95</b>	12 Month extension Crane (No Staging)	\$ 24,999.96	\$ 3,249.99	\$ 28,249.95
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<b>Comments</b>	<p>The revenue generated from this licence agreement will be allocated to CC P12642, Functional Area Code 1820100000 under Parks Operating budget.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The City and the Licensee entered into a licence agreement for construction staging and crane swing on September 1, 2021, authorized by DAF 2021-163. The licence agreement granted the Licensee with an option to extend this agreement for six (6) months, however the Licensee determined that they need the licensed area for twelve (12) months. The City has agreed to amend the agreement to allows for an option to extend the agreement for up to twelve months and the Licensee has exercised their option to extend the agreement for twelve (12) months.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p>																		
<b>Terms</b>	<p>Amended Terms:</p> <p>Extension term: Amended from six (6) months to twelve (12) months for construction staging and crane swing. No further options to extend.</p> <p>Extension term for construction staging: Commencing on September 1, 2024 and expiring on August 31, 2025.</p> <p>Extension term for crane swing: Commencing on June 1, 2024 and expiring on May 31, 2025.</p> <p>All other terms remain the same as per DAF 2021-163.</p>																		
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A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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/REOIs:</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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 checked="" type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (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.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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; 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**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**

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

**Consultation with Councillor(s)**

Councillor:	Dianne Saxe	Councillor:	
Contact Name:	Andrew Greene	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Informed	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Jatinder Rahul	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Concurred

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2024-092	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	Mar. 19, 2025	Signed by Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	March 27, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	March 27, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		