



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

TRACKING NO.: 2025-056

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

Prepared By:	Akhilesh Tekchand	Division:	Corporate Real Estate Management										
Date Prepared:	February 21, 2025	Phone No.:	416-648-7061										
Purpose	To obtain authority to enter into a Construction Staging Licence Agreement (the "Staging Licence") and to enter into a Crane Swing Licence Agreement (the "Crane Swing Licence"; the Staging Licence and Crane Swing Licence being hereinafter collectively referred to as the "Licenses") with Magellan Community Charities (the "Licensee") with respect to part of the property municipally known as 640 Lansdowne Avenue, Toronto for the purpose of construction staging and crane swing uses, respectively, in connection with the construction of affordable housing and long-term care to support the Licensee's project called The Magellan Centre (the "Project").												
Property	Part of the lands municipally known as 640 Lansdowne Avenue, Toronto, such part being legally described as LT 47-50 PL 342 OR PL 392 NORTH WEST ANNEX; City of Toronto, being all of PIN 21330-0595 (LT) (the "Property"). The general location of the Property is shown on the Location Map attached as Appendix "B". The area of the Property to be licensed under the Staging Licence is outlined in red on Appendix "C" and that part of the Property shown hatched in red on the diagram attached as Appendix "D" (the "Crane Swing Area") will be licensed under the Crane Swing Licence.												
Actions	1. Authority be granted to enter into the Licence Agreements substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
Financial Impact	<p>The Licenses will be executed for nominal consideration, pursuant to Item - 2019.EX3.6, Section 3, adopted on March 27 and 28, 2019.</p> <p>The Licensee shall pay to the City the sum of \$ 1,459.56 in accordance with City of Toronto Municipal Code, Chapter 441, Appendix C, Schedule 15 (the "Legal Fee").</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>The Licensee has requested the use of a portion of the Property for the purposes of construction staging and crane swing use in relation to its development of the Project. At its meeting on March 27 and 28, 2019, City Council adopted Item - 2019.EX3.6, with recommendation 3 as follows:</p> <p><i>City Council authorize the City to enter into such ancillary agreements with Magellan Community Charities, for nominal consideration, as may be necessary to enable construction on Parts 1, 2 and 4 in Appendix A to the report (March 12, 2019) from the Deputy City Manager, Community and Social Services and the Deputy City Manager, Corporate Services (such as a tie-back or crane swing agreement) on such terms as may be acceptable to the Deputy City Manager, Corporate Services, or designate and in a form satisfactory to the City Solicitor.</i></p> <p>The terms and conditions of the licence have been determined to be reasonable.</p>												
Terms	See Appendix "A"												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>9 – Davenport</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>190403123002400</td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>6,632 m² ± (71,386 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	9 – Davenport	Assessment Roll No.:	190403123002400	Approximate Size:		Approximate Area:	6,632 m ² ± (71,386 ft ² ±)	Other Information:	
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Other Information:													

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/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 \$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>Request/waive hearings of necessity delegated to less senior positions.</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><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 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>Delegated to a more senior position.</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>Request/waive hearings of necessity delegated to less senior positions.</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><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 checked="" 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:	Alejandra Bravo	Councillor:	
Contact Name:	Em Wong	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:	No concerns or objections (February 13, 2025)	Comments:	

Consultation with Divisions and/or Agencies

Division:	Housing Secretariat	Division:	Financial Planning
Contact Name:	Nuri Chang	Contact Name:	Ciro Tarantino
Comments:	No concerns (February 19, 2025)	Comments:	No concerns (February 19, 2025)

Legal Services Division Contact

Contact Name:	Jay Gronc
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DAF Tracking No.: 2025-056	Date	Signature
Recommended by: Manager, Real Estate Services Josie Lee	February 24, 2025	Signed By: Josie Lee
Recommended by: Director, Real Estate Services Alison Folosea	March 4, 2025	Signed By: Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	March 7, 2025	Signed By: Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore	March 11, 2025	Signed By: David Jollimore

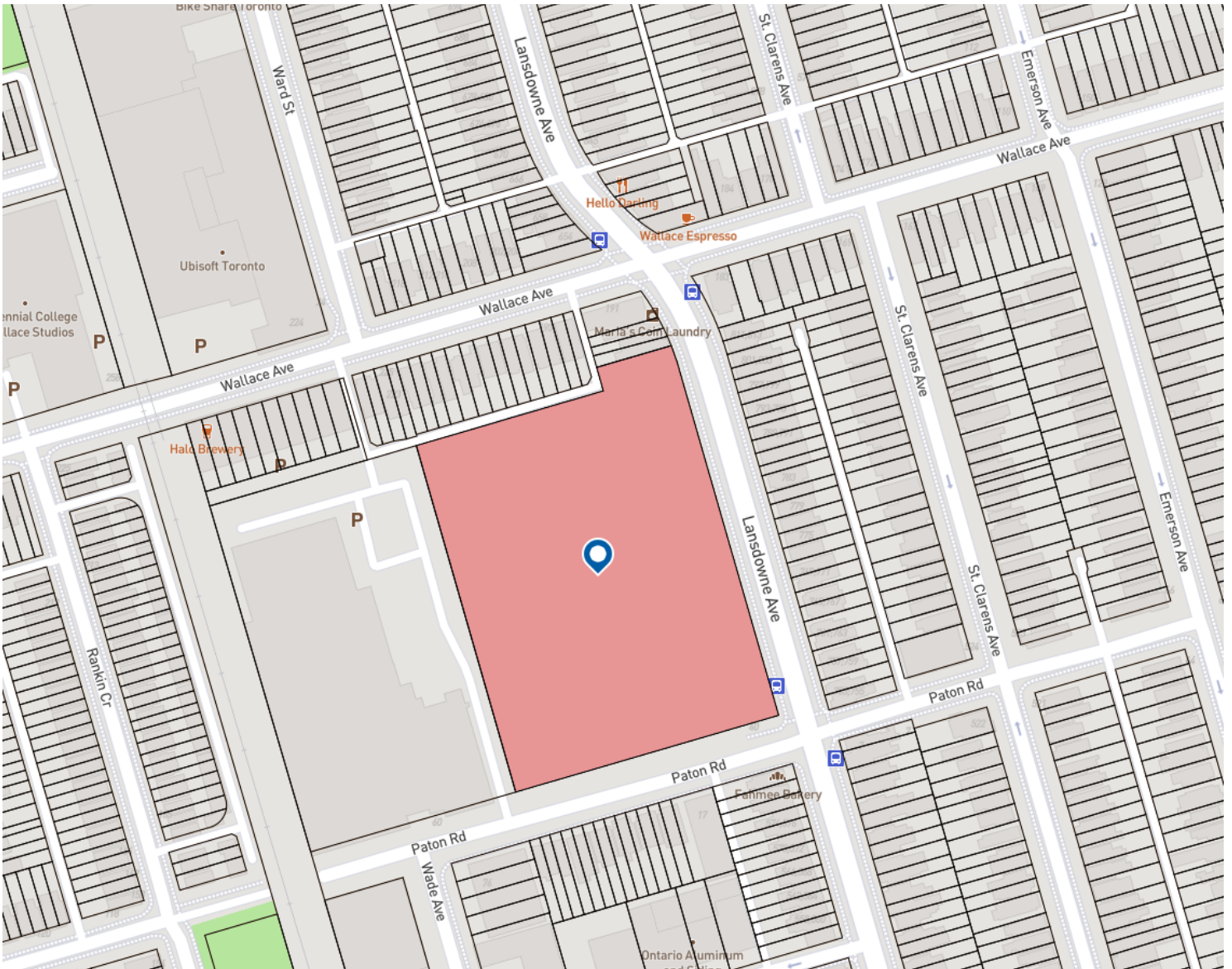
Appendix "A"

Major Terms and Conditions of the Licenses

Licensed Area:	A portion of 640 Lansdowne as described in Schedule C of the Construction Licence and Schedule D within the Crane Licence.
Licensors:	City of Toronto
Licensee:	Magellan Community Charities
Licence Fee:	\$1.00 (nominal consideration)
Term:	<p>Construction Staging Licence: Twenty-Four (24) months.</p> <p>Crane Swing Licence: Fifteen (15) months.</p>
Commencement Date:	On or about March 1, 2025
Option to Extend:	The City grants to the Licensee an option to extend the Term for a further period of up to Ninety (90) days beginning on the day immediately following the expiry of the Term.
Use / Purpose:	<p>Construction Staging Licence: The Licensee shall use the Licensed Area on a non-exclusive basis for the purposes of access, construction trailer, storage of tools, equipment, and materials. The Licensee shall not cause, suffer, or permit the Licensed Area to be used for any purpose other than the Licensee's Use.</p> <p>Crane Swing Licence: For the sole purpose of facilitating the construction of the Project, the City hereby grants to the Licensee, its employees, contractors, and agents, subject to the provisions of this Agreement, a licence to encroach, with the boom of a construction crane, the counter weight, hoisting load, and any other materials, equipment, or loads situate on the Development Lands.</p>
Insurance:	<p>Construction Staging Licence: The Licensee shall take out, at its expense, Commercial General Liability Insurance of not less than \$5,000,000.00 per occurrence, Contractor's Pollution Liability with a minimal limit of \$1,000,000.00, Standard Automobile Liability coverage with a minimal limit of \$2,000,000.00.</p> <p>Crane Swing Licence: The Licensee shall take out comprehensive general liability insurance against all claims for bodily injury (including death) and for property damage in an amount of not less than \$20,000,000.00 per occurrence for bodily injury (including death) and property damage.</p>

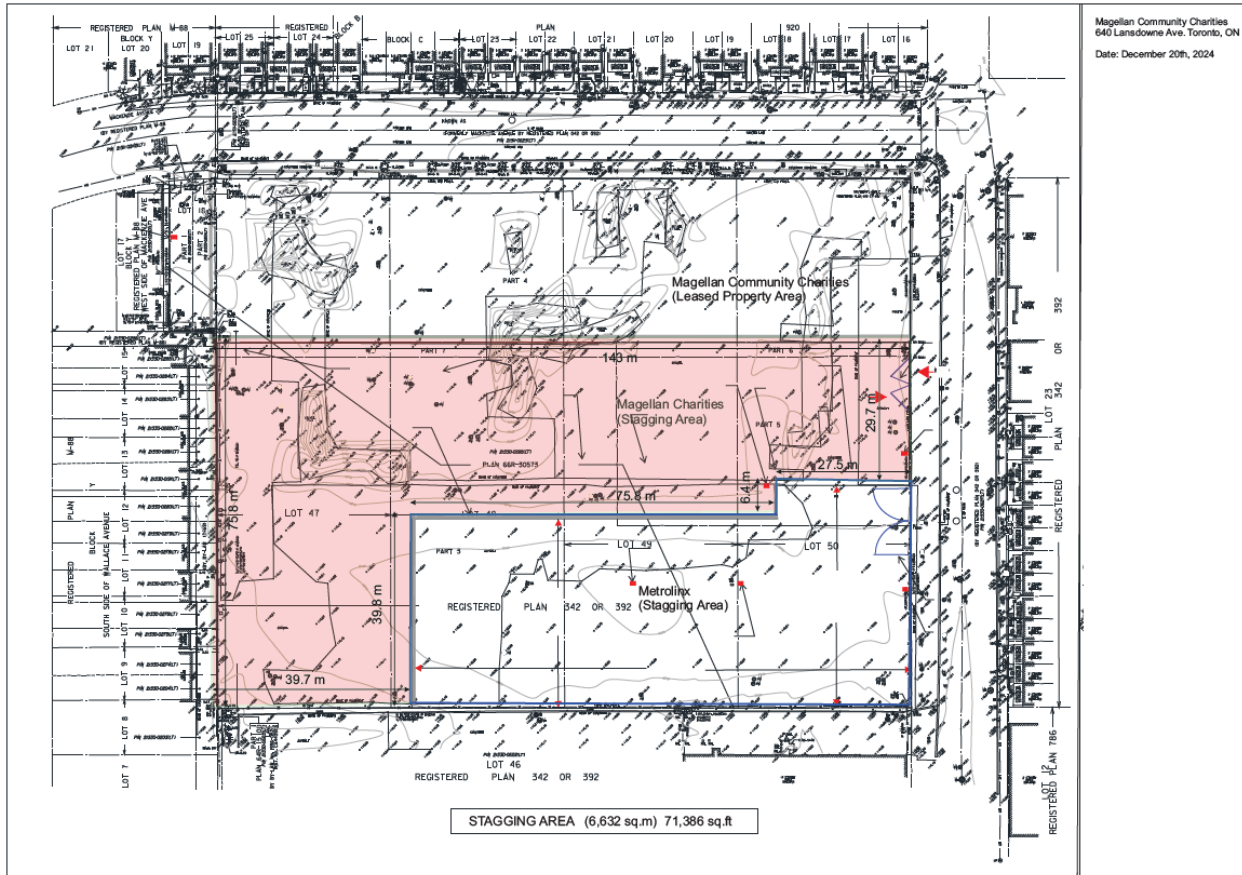
Appendix "B"

Location Map



Appendix "C"

Staging License Area



Appendix "D"

Crane Swing Area

