



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

**TRACKING NO.: 2025-105**

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

<b>Prepared By:</b>		<b>Division:</b>	Corporate Real Estate Management																		
<b>Date Prepared:</b>		<b>Phone No.:</b>	416-392-7174																		
<b>Purpose</b>	To obtain authority for the City of Toronto (the "Licensor") to enter into a licence agreement with Toronto Hydro-Electric System Limited (the "Licensee") to grant the right on a non-exclusive basis for the purposes of installation, maintenance, repair, replacement of the equipment, materials, pipes, wires, cable and other materials as needed for the relocation of five (5) of their transformer stations shown on the plans attached hereto as Schedule "A" (collectively, the "Installations") for the purposes of providing hydro-electric services to the occupants and users of the City Lands from time to time. City to also allow the Licensee access to City lands for the purposes of construction staging ("Staging") as shown in Schedule "A" to facilitate the relocation of the Installments as per the Staging terms.																				
<b>Property</b>	1 SOUTH ISLAND PK, TORONTO PIN 213860314																				
<b>Actions</b>	1. Authority be granted to enter into the Licence Agreement with the Licensee on the terms and conditions as set out herein and as deemed appropriate by the approving authority herein, and in form satisfactory to the City Solicitor.																				
<b>Financial Impact</b>	<table border="1"> <thead> <tr> <th>LICENCE</th> <th>Term</th> <th>Revenue</th> </tr> </thead> <tbody> <tr> <td>Term</td> <td>Three (3) years</td> <td>\$30,000</td> </tr> <tr> <td>Extension Option</td> <td>Two (2) years</td> <td>\$22,500</td> </tr> <tr> <td>Total</td> <td>Five (5) years</td> <td>\$52,500</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>STAGING</th> <th>Term</th> <th>Revenue</th> </tr> </thead> <tbody> <tr> <td>Term</td> <td>One time use of staging area for each location maximum of 5 consecutive days excluding weekend within the initial 30 days of the licence</td> <td>\$175 for the term</td> </tr> </tbody> </table> <p>The City will receive a total maximum revenue in the amount of \$52,675 (plus HST) for the duration of the licence term including any extensions. Revenues will be directed to Parks and recreation cost centre P12642, FAC 1820100000 (100%) under the PFR operating budget.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			LICENCE	Term	Revenue	Term	Three (3) years	\$30,000	Extension Option	Two (2) years	\$22,500	Total	Five (5) years	\$52,500	STAGING	Term	Revenue	Term	One time use of staging area for each location maximum of 5 consecutive days excluding weekend within the initial 30 days of the licence	\$175 for the term
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<b>Comments</b>	<p>The Licensee has requested to relocate five (5) of their transformers that service various Toronto Islands to a place with a higher elevation due to flooding issues. In addition, the Licensee has also requested to use City lands for the purposes of Staging to help facilitate the relocation of the Installments.</p>																				
<b>Terms</b>	<p><b>Licensee:</b> Toronto Hydro-Electric System Limited</p> <p><b>Licence term:</b> 3 years with an option to extend for an additional 2 years only if they have started the process to obtain a permanent easement. The 3 year term will commence on April 7, 2025 and concluded on April 6, 2028.</p> <p><b>Licence fee:</b> maximum of \$52,675+HST for full term including extension.</p> <p><b>Insurance:</b> Comprehensive general liability insurance against all claims for bodily injury, including death, and for property damage in an amount of not less than \$5,000,000.00 per occurrence</p> <p><b>Staging term:</b> One time use of staging area for each location maximum of 5 consecutive days excluding weekends within the initial 30 days of the licence.</p> <p><b>Staging area:</b> two areas as shown in schedule "A" with an area if 25m<sup>2</sup> each</p> <p><b>Vehicles:</b> Vehicles used by the Licensee or its contractors not to exceed the weight limits on the area of the Toronto Islands that they will be travelling.</p>																				
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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 &amp; Parks &amp; Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensors):</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/REOs.</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 checked="" 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 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:	Ausma Malik	Councillor:	
Contact Name:	Nora Cole	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:	Concurs	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	PF&R	Division:	<b>Financial Planning</b>
Contact Name:	Thomas Kakamousias	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

**Legal Services Division Contact**

Contact Name: Chris Cieslik

DAF Tracking No.: 2025-105	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> Josie Lee	April 9, 2025	Signed by Josie Lee
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	April 24, 2025	Signed by Alison Folosea

Schedule "A"  
Installations and Staging Areas





