



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

TRACKING NO.: 2025-147

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

Prepared By:	Allan Mak	Division:	Corporate Real Estate Management
Date Prepared:	May 5, 2025	Phone No.:	416-375-8159
Purpose	To obtain authority to enter into a licence agreement with WDL3/4/7 GP Inc., as General Partner of and on behalf of WDL 3/4/7 LP (the "Licensee") with respect to a portion of City owned property immediately north of the Licensee's property known municipally as 90 Mill Street, Toronto for the purpose of providing temporary pedestrian and vehicular ingress and egress to and from 90 Mill Street, Toronto (the "Licence Agreement").		
Property	The portion of City property immediately north of the property known municipally as 90 Mill Street, Toronto, legally described as Part of Lot 11, North Side of Mill Street, Registered Plan 108, Toronto, City of Toronto, being part of PIN 21077-0293(LT), (the "Property"), as shown on the Location Map in Appendix "B".		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out 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 City will receive compensation of \$2,600 plus HST monthly or \$46,800.00 plus HST for the maximum term of eighteen (18) months. The revenue will be directed to 2025 Council Approved Operating Budget for CREM under cost centre FA1379.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The redevelopment by the Licensee of Provincially owned lands at 90 Mill St/373 Front St E will include purpose-built residential buildings, community space, POPS, and a new public street creating an east-west connection from Cherry St to Trinity St. The site encompasses three buildings – Blocks 3, 4, and 7 – which will have a combined unit count of 855. A third of the units – 257 – will be affordable housing rental units. Blocks 3 and 4 will feature residential units, retail use on the ground floor, and the community space on the ground floor of Block 4. They will have an approximate gross floor area of 36,500 m² each. Block 7 will be a fully residential building, with an approximate gross floor area of 5,500 m².</p> <p>Provided that the Developer fulfils several requirements, the City will allow the occupancy of Block 7 (90 Mill St) in advance of the completion and conveyance of a new public street as required in the Development Agreement. The Developer needs to use the Property as part of an interim driveway to access the loading/servicing area within Block 7 to make the site feasible for occupancy. This will be a temporary condition until the completion, conveyance, and dedication of the new public street, which is expected in later 2025 or 2026.</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>		
Terms	See Appendix "A"		
Property Details	Ward:	13 – Toronto Centre	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	73 m ² ± (785.765 ft ² ±)	
	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 checked="" 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 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:	Councillor Chris Moise	Councillor:	
Contact Name:	Edward LaRusic, Deputy Chief of Staff	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:	Advised	Comments:	

Consultation with Divisions and/or Agencies

Division:	Development & Growth Services	Division:	Financial Planning
Contact Name:	Slavisa Mijatovic / Dennis Braun	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Concurred

Legal Services Division Contact

Contact Name: Jack Payne

DAF Tracking No.: 2025-147	Date	Signature
Concurred with by: Manager, Real Estate Services Josie Lee	May 6, 2025	Signed by Josie Lee
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	May 6, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"**Major Terms and Conditions**

Licensed Area:	Approximately 73 sqm
Licence Fee:	\$2,600 per month plus HST
Term:	May 1, 2025 until the earlier of: (i)October 31, 2026; or (ii) the date on which the Licensed area is dedicated by the City as a public highway. In the event the Term ends on a date which is not the last day of a calendar month, the City shall reimburse the Licensee for the share of the Licence Fee for the previous month that relates to the period after the end of the Term, calculated on a per diem basis.
Options to Renew:	There is no option to renew
Use:	The Licensed Area shall be used by the Licensee only for the purpose of providing temporary pedestrian and vehicular ingress and egress to and from the lands owned by the Licensee adjacent to the south of the Licensed Area (90 Mill Street, Toronto)
Insurance:	The Licensee shall, prior to making use of the Licensed Area, shall obtain a policy of insurance for the Licensed Area, providing coverage in an amount of not less than Ten Million Dollars (\$10,000,000.00) per occurrence

Appendix "B"

Location Map

