



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

TRACKING NO.: 2025-118

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

Prepared By:	Wendy Pearson	Division:	Corporate Real Estate Management
Date Prepared:	April 29, 2025	Phone No.:	416-338-1058
Purpose	To obtain authority to enter into a Licence Agreement with COLLECDEV (500 WILSON) INC. (the "Licensee") with respect to the property municipally known as 5 Faywood Boulevard, Toronto for the purpose of construction staging (the "Licence Agreement"), for the use of the area highlighted in red in Schedule B.		
Property	The property municipally known as 5 Faywood Boulevard, Toronto, legally described as being part of PIN 10208-0271 (LT) Part of Block A, Plan 4117 designated as Part 2 on Plan 66R32038, City of Toronto, (the "Property"), as shown on the Reference Plan in "Schedule B" (the "Licensed Area").		
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, substantially on the major terms and conditions set out below 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 \$485,500.00 revenue generated from the Licence Agreement will be allocated to: CC P12642, Functional Area Code 182010000 under Parks Operating budget.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>The property was conveyed to the City for parkland purposes by the Licensee as part of Section 37 Agreement. The Licensee used the property from October 14, 2021 to December 20, 2024 for construction staging for their development. The License Agreement is to formalize the use of the property.</p> <p>The 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" – Terms and Conditions.		
Property Details	Ward:	6 – York Centre	
	Assessment Roll No.:	1908051270083010000	
	Approximate Size:		
	Approximate Area:	973 m ² ± (1047 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 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 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>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:	James Pasternak	Councillor:	
Contact Name:	Jenya Drazman	Contact Name:	
Contacted by:	Phone <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:	Advised	Comments:	

Consultation with Divisions and/or Agencies

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

Legal Services Division Contact

Contact Name: Tammy Turner

DAF Tracking No.: 2025-118	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Josie Lee <input type="checkbox"/> Approved by:	May 1, 2025	Signed by Josie Lee
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	May 2, 2025	Signed by Alison Folosea

Appendix "A" – Term Sheet

TERMS & CONDITIONS	
Term:	October 14, 2021 to December 20, 2024.
Licence Fee:	\$485,500 + HST
Use:	<p>The Licensee shall use the Licensed Area on a non-exclusive basis for the purposes of access to the adjacent development lands and carrying out construction staging activities in conjunction with the development, including the following activities:</p> <ul style="list-style-type: none"> (a) vehicular and pedestrian access ; (b) staging area for construction materials; (c) storage of vehicles, equipment and materials ; and (d) water filtration and discharge
Restoration	<p>Provide and be responsible for paying all costs associated with the City retaining a third-party peer reviewer to review:</p> <ul style="list-style-type: none"> (i) an environmental assessment report or letter, as determined appropriate by the General Manager, Parks, Forestry and Recreation, prepared by a Qualified Person, to verify that the Licensed Area continues to meet all applicable laws, regulations and guideline respecting sites to be used for public park purposes; and, (ii) if deemed necessary, a Record of Site Condition; <p>Restore the Licensed Area, including without limitation, excavation, and replacement of the soil in the Licensed Area, to the satisfaction of the General Manager, Parks, Forestry and Recreation.</p>
Insurance	<p>Commercial General Liability Insurance which has inclusive limits of not less than \$5,000,000.00 per occurrence, for bodily injury and property damage resulting from any one occurrence. \$100,000.00 Tenants Legal Liability - Including: Contractual Liability, Sub-Contractor's Warranty, Cross Liability and Severability of Interest.</p> <p>Standard Automobile Liability coverage with a limit of at least \$2,000,000.00 for all licensed motorized vehicles used on the <i>Licensed Area</i>;</p>

SCHEDULE "B"

SKETCH OF THE LICENSED AREA

