



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

TRACKING NO.: 2025-111

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

Prepared By:	Rocchina Zambri	Division:	Corporate Real Estate Management																																												
Date Prepared:	April 22, 2025	Phone No.:	416-338-2995																																												
Purpose	To obtain authority to enter into a licence agreement with His Majesty the King in Right of Ontario as represented by the Minister of Infrastructure (the "Licensor") with respect to a portion of hydro corridor lands located south of 1138 Bathurst Street, Toronto for the purpose of ingress and egress and for the Toronto Transit Commission employees to park roadworthy vehicles only (the "Agreement").																																														
Property	Hydro corridor lands located south of 1138 Bathurst Street, legally described as part of Part of PIN 2125-0194 (LT), being Part of Lot 26, Concession 2, City of Toronto, (the "Property"). The location map is shown in Appendix "B".																																														
Actions	1. Authority be granted to enter into the Agreement with the Licensor, 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 total cost to the City over the five (5) year term is estimated to be \$1,237,779.99 plus HST and 75% of realty taxes.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th></th> <th>Licence Fee</th> <th>Est. Realty Tax*</th> <th>Licence Fee & Est. Realty Tax</th> <th>Non-recoverable HST</th> <th>Total incl. Non-recoverable HST</th> </tr> </thead> <tbody> <tr> <td>May 1 – Dec. 31, 2025</td> <td>\$165,037.33</td> <td>\$1,966.45</td> <td>\$167,003.73</td> <td>\$167,941.99</td> <td>\$169,881.44</td> </tr> <tr> <td>Jan. 1 – Dec. 31, 2026</td> <td>\$247,556.00</td> <td>\$2,064.77</td> <td>\$249,620.77</td> <td>\$251,912.99</td> <td>\$253,977.76</td> </tr> <tr> <td>Jan. 1 – Dec. 31, 2027</td> <td>\$247,556.00</td> <td>\$2,168.00</td> <td>\$249,724.00</td> <td>\$251,912.99</td> <td>\$254,080.99</td> </tr> <tr> <td>Jan. 1 – Dec. 31, 2028</td> <td>\$247,556.00</td> <td>\$2,276.40</td> <td>\$249,832.40</td> <td>\$251,912.99</td> <td>\$254,189.39</td> </tr> <tr> <td>Jan. 1 – Dec. 31, 2029</td> <td>\$247,556.00</td> <td>\$2,390.22</td> <td>\$249,946.22</td> <td>\$251,912.99</td> <td>\$254,303.21</td> </tr> <tr> <td>Jan. 1 – Apr. 30, 2030</td> <td>\$82,518.66</td> <td>\$2,509.73</td> <td>\$85,028.40</td> <td>\$83,970.99</td> <td>\$86,480.72</td> </tr> </tbody> </table> <p style="font-size: small; margin-top: 5px;">*Estimated realty tax based on 2024 value. To estimate 2025-2029 realty taxes, 5% escalation rate is used.</p> <p style="margin-top: 10px;">Funding is available in the 2025 Council Approved Operating Budget for Toronto Transit Commission (TTC) for 2025 Hydro One Network Inc./Ontario Infrastructure Lands Corporation (HONI/OILC) licence fees and related taxes under cost centre #TT0010.</p> <p style="margin-top: 10px;">The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>						Licence Fee	Est. Realty Tax*	Licence Fee & Est. Realty Tax	Non-recoverable HST	Total incl. Non-recoverable HST	May 1 – Dec. 31, 2025	\$165,037.33	\$1,966.45	\$167,003.73	\$167,941.99	\$169,881.44	Jan. 1 – Dec. 31, 2026	\$247,556.00	\$2,064.77	\$249,620.77	\$251,912.99	\$253,977.76	Jan. 1 – Dec. 31, 2027	\$247,556.00	\$2,168.00	\$249,724.00	\$251,912.99	\$254,080.99	Jan. 1 – Dec. 31, 2028	\$247,556.00	\$2,276.40	\$249,832.40	\$251,912.99	\$254,189.39	Jan. 1 – Dec. 31, 2029	\$247,556.00	\$2,390.22	\$249,946.22	\$251,912.99	\$254,303.21	Jan. 1 – Apr. 30, 2030	\$82,518.66	\$2,509.73	\$85,028.40	\$83,970.99	\$86,480.72
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Comments	<p>In 2003, the Toronto Transit Commission entered into a licence agreement with the Licensor, for the use of a portion of the parking on the west side of the Property. The licence agreement was renewed and amended in 2018 to include the purpose of parking roadworthy vehicles. TTC would like to increase the area of the original agreement to include the east portion of the parking lot. The Licensor has agreed to enter into a new agreement with the City.</p> <p>The proposed licence fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p>																																														
Terms	Please see "Appendix A"																																														
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>12 – Toronto-St. Paul's</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>n/a</td> </tr> <tr> <td>Approximate Size:</td> <td>n/a</td> </tr> <tr> <td>Approximate Area:</td> <td>6596.37m²</td> </tr> <tr> <td>Other Information:</td> <td>n/a</td> </tr> </table>					Ward:	12 – Toronto-St. Paul's	Assessment Roll No.:	n/a	Approximate Size:	n/a	Approximate Area:	6596.37m ²	Other Information:	n/a																																
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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/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 checked="" 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 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:	Josh Matlow	Councillor:	
Contact Name:	Josh Matlow	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:	Toronto Transit Commission	Division:	Financial Planning
Contact Name:	Daniel Spalvieri	Contact Name:	Ciro Tarantino
Comments:	Concur	Comments:	Concur

Legal Services Division Contact

Contact Name:	Tammy Turner
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DAF Tracking No.: 2025-111	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	April 22, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	April 25, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	April 30, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		X

Appendix "A"
Terms and Conditions

Term	5 years commencing May 1, 2025, and ending April 30, 2030.
Area	1.63 acres.
Cost	\$247,556.00 plus HST annually.
Realty Taxes	City to pay 75% of the annual amount.
Termination	Licensor has the option at any time in its sole discretion to terminate the Agreement with at least ninety (90) days' prior written notice to the City.
Insurance	The City to maintain liability insurance policy in the minimum of \$5,000,000.00.
Indemnity	The City assumes all liability and obligation for any and all loss, damage, or injury (including death) to persons or property that would not have happened but for the Licence or anything done or maintained by the City. The City shall at all times indemnify and save harmless the Licensor and its successors, administrators, permitted assigns, directors, officers, employees, agents, servants, representatives, appointees and all others for whom the Licensor is responsible in law and Hydro One Networks Inc.

Appendix "B" Location Map

