



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

TRACKING NO.: 2025-177

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management										
Date Prepared:	June 13, 2025	Phone No.:	4163921857										
Purpose	To obtain authority to enter into a licence agreement with Toronto Island Café Inc., indemnified by Peter Freeman, Maura McIntyre and Zorah Freeman-McIntyre (the "Licensees") with respect to part of the property municipally known as 45 Channel Avenue, Toronto for the purposes of preparation of food and beverages for on-site or take-out consumption, performance of live music, the installation of temporary structures approved by the City, and all ancillary uses required thereto (the "Licence Agreement").												
Property	A portion of the property municipally known as 45 Channel Avenue, Toronto												
Actions	1. Authority be granted to enter into the Licence Agreement with the Licensee, 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 City will receive monthly licence fee payments of Two Thousand Six Hundred and One Dollars and Eighty-Six Cents (\$2,601.86) per month (\$31,222.27 per year), plus HST.</p> <p>The City will also receive payments of Two Hundred Thirty Dollars and Ninety-Four Cents (\$230.94) per month (\$2,771.28 per year), plus HST as repayment for use of City property prior to the term of this Licence Agreement</p> <p>If the Licensee exercises the options to renew the license the City will receive an additional monthly fee of Two Thousand Six Hundred and One Dollars and Eighty-Six Cents (\$2,601.86) plus HST for one (1) year.</p> <p>The total revenue to the City will be One Hundred and Five Thousand Six Hundred and Fourteen Dollars and Seventy-Five Cents (\$99,209.52), plus HST.</p> <p>The paid licence fee will be directed into Parks Forestry and Recreation's Operating Account P12642.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>The Ward's Island Association ("WIA") Clubhouse and Island Café located at the Toronto Island was destroyed due to fire on March 17, 2024. The Island Café is not only a commercial operation but also is a community hub for Toronto Island residents and visitors to Toronto Island. The Mayor's Office, the Local Councillor and Staff collaborated to support the Island Café to resume temporary operations until the WIA Clubhouse was reconstructed.</p> <p>The City entered into a temporary licence agreement on July 1, 2024 (the "Original Licence Agreement") with a term of three (3) months allowing for the use of a portion of the Property for the purposes of access, construction staging, storage, installation of chattels, and for the preparation and sale of coffee, baked goods, and ice cream.</p> <p>The Licensee remained in occupation of the Licensed Premises past the term of the Original License Agreement and wished to obtain a further licence for the purposes of operating a retail establishment for the preparation and sale of food and beverages.</p> <p>Due to the lengthy reconstruction process of the WIA clubhouse, the City was open to a second phase temporary Licence Agreement. Terms of the second phase Licence Agreement took into consideration input from a public engagement meeting held February 28, 2025, between City Staff, the Island Café representatives and Toronto Island residents.</p> <p>The licenced premises in the second phase has expanded as the Licensee was using former CafeTO patio space for storage purposes. The City will be requiring repayment for the use of the former patio space in the during the term of the Original Licence Agreement. The licence fee will be adjusted proportionally to the new area of the premises.</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	<table border="1"> <tr> <td>Ward:</td><td>14 – Toronto-Danforth</td></tr> <tr> <td>Assessment Roll No.:</td><td></td></tr> <tr> <td>Approximate Size:</td><td></td></tr> <tr> <td>Approximate Area:</td><td>364 square meters (3918 square feet)</td></tr> <tr> <td>Other Information:</td><td>14 – Toronto-Danforth</td></tr> </table>			Ward:	14 – Toronto-Danforth	Assessment Roll No.:		Approximate Size:		Approximate Area:	364 square meters (3918 square feet)	Other Information:	14 – Toronto-Danforth
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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 & 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:	Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" 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:	No objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks Forestry and Recreation	Division:	Financial Planning
Contact Name:	Thomas Kakamousias	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name: Anders Knudsen

DAF Tracking No.: 2025-177	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Josie Lee	June 16, 2025	Signed by Josie Lee
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	June 17, 2025	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

Licensed Area:

a portion of 45 Channel Avenue, Toronto comprising approximately 3918 square feet as shown on Appendix "B"

Licence Fee:

Thousand Six Hundred and One Dollars and Eighty-Six Cents (\$2,601.86) per month

Repayment of use of City property before Term:

Two Hundred Thirty Dollars and Ninety-Four Cents (\$230.94) per month over two-year term.

Term:

June 1, 2025 and ending on May 31, 2027

Options to Renew:

Notice sixty (60) days prior to the expiry of the Term, to extend an additional one (1) year period.

Use:

preparation of food and beverages for on-site or take-out consumption, performance of live music, the installation of temporary structures approved by the City for the purpose of the business, and all ancillary uses required thereto

Restrictions on performance of live music:

live music is only permitted between April 1 and November 30 except with written approval from the City

Deposit:

deliver a damage deposit in the amount of Ten Thousand Dollars (\$10,000.00)

Insurance:

Licensee agrees to purchase and maintain the following policies of insurance:

Commercial General Liability Insurance \$5,000,000.00 per occurrence.

Standard Automobile Liability coverage \$2,000,000.00 for vehicles used on licenced area.

Early Termination:

Licensee and the City shall each have the right to terminate this Agreement at least 30 days after Termination Notice.

Appendix "B"

Location Map

