



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

TRACKING NO.: 2025-197

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

Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management										
Date Prepared:	June 12 th 2025	Phone No.:	416-392-1167										
Purpose	To obtain authority to enter into a licence agreement with Bell Mobility Inc. (the "Licensee"), for the installation of Telecommunication Antennae and Tower, on the property known as 29 Avenue of the Island, (Toronto Island) for the purpose of installing a new network of radio telecommunications equipment and enhanced cellular signal for the surrounding area (the "Licence Agreement").												
Property	The property municipally known as 29 Avenue of the Island, Toronto, Ontario, being part of PIN 21386-0314 (LT), 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 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 total licence fee revenues of \$806,111.23 (plus HST) as shown in Appendix "A". over the (20) Twenty-year term of the agreement if the Licensee exercises all three options to extend. Funds are to be directed to the 2025 Approved Operating Budget for Corporate Real Estate Management under cost centre FA1474 and will be included in future operating budget submissions for Council Consideration.</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 Licensee had approached the City of Toronto in the Spring of 2022, as they received a number of complaints regarding poor cell coverage on the Toronto Islands. Their proposal to staff was to install a new tower structure structure in order to enhance their signal. Staff have agreed to this proposal on the rates and terms defined in Appendix "A" below.</p> <p>In accordance with the City of Toronto's Telecommunication Tower and Antenna Protocol, licensees with proposals exempted from consultation by Industry Canada are requested to provide information to the City on: the nature of the proposal; the location of the proposal; and the emission levels of the proposal in compliance with the Safety Code Six. The Licensee has provided a letter outlining this requested information to Corporate Real Estate Management.</p> <p>Corporate Real Estate Management staff have reviewed the agreement and are satisfied that the terms and conditions of this license are fair, reasonable and at market value.</p>												
Terms	See Appendix "A" Major Terms and Conditions of Licence Agreement												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>10 – Spadina Fort York</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>516 m² ± (5554.18 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	10 – Spadina Fort York	Assessment Roll No.:		Approximate Size:		Approximate Area:	516 m ² ± (5554.18 ft ² ±)	Other Information:	
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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:	A. Malik	Councillor:	
Contact Name:	A. Malik	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:	No Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Thomas Kakamousias	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Has Provided Comment

Legal Services Division Contact

Contact Name:	Tammy Turner
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DAF Tracking No.: 2025-197	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	12-JUN-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	17-Jun-2025	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

Property/Licensed Premises: Parts 1, 2 and 3 on the Site Plan attached as Appendix "B".

Use: a Telecommunication Tower, equipment shelter(s), cabinets, poles, pedestals, concrete foundations, all necessary cabling, wiring, fibre optic wiring, microwaves, hydro electric wiring, telephone wiring, antennas, antenna mounts and any other related equipment or attachments for the provision of wireless telecommunications services

Term: Five (5) years, commencing on September 1, 2025, and expiring on August 31, 2030.

Extension Term: Licensee shall have three (3) options to extend the Licence for a period of five (5) years each for the Licensed Premises.

Licence Fee: \$30,000.00 plus HST per annum per cell for the initial Term.

The parties agree that first day of the second Licence Year and thereafter on the first day of each Licence Year throughout the Term, the amount of the Minimum Fee shall be increased by an amount calculated as three (3) per cent of the Minimum Fee paid in the immediately preceding Licence Year.

All other costs associated with the Licence Agreement

Year	License Fee	HST	Total Payable
2025	\$ 7,500.00	\$ 975.00	\$ 8,475.00
2026	\$ 30,225.00	\$ 3,929.25	\$ 34,154.25
2027	\$ 31,131.75	\$ 4,047.13	\$ 35,178.88
2028	\$ 32,065.70	\$ 4,168.54	\$ 36,234.24
2029	\$ 33,027.67	\$ 4,293.60	\$ 37,321.27
2030	\$ 34,018.50	\$ 4,422.41	\$ 38,440.91
2031	\$ 35,039.06	\$ 4,555.08	\$ 39,594.14
2032	\$ 36,090.23	\$ 4,691.73	\$ 40,781.96
2033	\$ 37,172.94	\$ 4,832.48	\$ 42,005.42
2034	\$ 38,288.13	\$ 4,977.46	\$ 43,265.58
2035	\$ 39,436.77	\$ 5,126.78	\$ 44,563.55
2036	\$ 40,619.87	\$ 5,280.58	\$ 45,900.46
2037	\$ 41,838.47	\$ 5,439.00	\$ 47,277.47
2038	\$ 43,093.62	\$ 5,602.17	\$ 48,695.79
2039	\$ 44,386.43	\$ 5,770.24	\$ 50,156.67
2040	\$ 45,718.02	\$ 5,943.34	\$ 51,661.37
2041	\$ 47,089.57	\$ 6,121.64	\$ 53,211.21
2042	\$ 48,502.25	\$ 6,305.29	\$ 54,807.54
2043	\$ 49,957.32	\$ 6,494.45	\$ 56,451.77
2044	\$ 51,456.04	\$ 6,689.29	\$ 58,145.32
2045	\$ 39,453.89	\$ 5,129.01	\$ 44,582.89
Total	\$ 806,111.23	\$ 104,794.46	\$ 910,905.70

Other Terms:

The Licensee shall have the right to terminate this Licence on written Notice of ninety (90) days to the City for specific reasons set out in the Licence Agreement.

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APPENDIX "A" CONTINUED

Insurance:

Commercial General Liability Insurance of not less than five million dollars (\$5,000,000.00) per occurrence (and in the annual aggregate for contractual liability and products and completed operations);

"all risk" property (including flood) in an amount equal to one hundred (100) percent of the full replacement cost insuring all property owned by the Licensee or for which the Licensee is legally liable or installed by or on behalf of the Licensee, including, without limitation, the Licensee's Equipment; and

such other insurance as may be reasonably required by the City at any time.

Appendix "B"
Location Map

