



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

TRACKING NO.: 2025-194

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 6 th 2025	Phone No.:	416-392-1167
Purpose	To obtain authority to enter into a license agreement with Art Gallery of Ontario (the "Licensee") with respect to part of the City-owned sidewalk, located at the corner of Dundas Street West and McCaul Steet ("See Appendix B), to permit the temporary installation of an Art sculpture near the Art Gallery of Ontario. (" Licence Agreement")		
Property	The property municipally known as Part of Park Lot 13, Con. 1, FTB, designated as Part 7, Plan 66R21756.s/t a R.O.W as set out in A412246. T/W an easement for sidewalk and streetscaping purposes over parts 2,4,6,8,10 & 12 , PL 66R21756 as set out in At872326. T/W an easement of support over parts15,17,19, 21, 23 & 25 on PL 66R21756 as set out in AT872326, City of Toronto. PIN 21207-0181 (LT).		
Actions	1. Authority be granted to enter into a Licence Agreement with the Licensee, substantially on the 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>Licensee shall pay to the City, as a fee(s):</p> <ol style="list-style-type: none"> 1) (the "Licence Fee") of One Dollar (\$1.00), plus any applicable HST or other taxes, payable in advance on or before the first day of the Term; 2) A legal administration fee in the amount of Seven Hundred Twenty-Nine Dollars Seventy-Eight Cents (\$729.78) plus HST, pursuant to City of Toronto Municipal Code, Chapter 441; and 3) The Licensee shall pay to the City on or before the Commencement Date, an administrative fee in the amount of One Thousand dollars (\$1000.00) plus HST. <p>All fees are payable in advance on or before the first day of the Term. Revenue will be directed to the 2025 Council Approved Operating Budget for Corporate Real Estate Management (CREM) under cost center FA0012.</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 is proposing a long-term installation of a large-scale sculptural work by Thomas J. Price at the corner of Dundas and McCaul. This bronze figure will depict fictional Black subjects who are derived from a hybrid of sources, including real life individuals observed and sketched by the artist. Price's sculptural work reimagines the landscape of public sculpture, centering the Black experience and will be a focal point for visitors to the AGO and the City of Toronto.</p> <p>The Licensee shall use the Licensed Area on a non-exclusive basis for the purposes of site preparation, construction staging, and installation of a public sculpture, which shall include the placement of a safety fence on the sidewalk within an area of approximately 10 x 10 feet, the removal and disposal of an existing section of sidewalk and soil measuring approximately 4 x 4 feet, the installation of a new concrete footing measuring approximately 6 H x 2 L x 2 W feet with rebar reinforcement integrated into the existing sidewalk structure, the installation of the artwork, and restoration. The Licensee shall not cause, suffer, or permit the Licensed Area to be used for any purpose other than the Licensee's Use.</p>		
Terms	See Appendix "A"		
Property Details	Ward:	10–Spadina Fort York	
	Assessment Roll No.:		
	Approximate Size:		
	Approximate Area:	25 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:	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:	Concurs	Comments:	

Consultation with Divisions and/or Agencies

Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Long Pham	Contact Name:	Ciro Tarantino
Comments:	No Objection	Comments:	Concurs

Legal Services Division Contact

Contact Name: Jay Gronc

DAF Tracking No.: 2025-194	Date	Signature
Concurred with by: Manager, Real Estate Services Vinette Prescott-Brown	June 6, 2025	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	06-JUN-2025	Signed by Eric Allen
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		

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

Licensed Premises:	317 Dundas Street West, Corner of of Dundas Street West and McCaul Steet
Licensee:	ART GALLERY OF ONTARIO
License Fee:	(\$1.00), plus any applicable HST or other taxes, payable in advance on or before the first day of the Term.
Term:	July 1 st , 2025, to June 30 th , 2035. (10) years (the "Term"),
Option to Renew:	No Option to Renew.
Approximate Space:	Twenty-five (25) square feet
Use:	Art Installation
Termination:	During the Term of this Agreement, if applicable, the Licensee or the City shall have the right to terminate this Agreement, in their respective sole discretion, upon thirty (30) days' notice given by the terminating party to the other party.
Acceptance:	The Licensee accepts the Licensed Premises in its "as is" and "where is" condition and acknowledges that the City makes no representation and gives no warranty with respect to the Lands or the Licensed Premises as to their fitness for the Licensee's purposes or the condition, quality, merchantability or utility thereof, except as set out herein.
Insurance:	<p>the Licensee at its own expense, shall take out and keep in full force and effect:</p> <p>(a) commercial general liability insurance including, products liability, if applicable, personal injury, employer's/and contingent employer's liability, blanket contractual liability and provisions for cross liability and severability of interests and non-owned automobile liability with limits of not less than Five Million Dollars (\$5,000,000.00), per occurrence.</p>

317 Dundas Street West – DAF Tracking No.: 2025-194

Appendix "B" Location Map

