



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

TRACKING NO.: 2025-207

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 license agreement with Enbridge Gas Inc. (the "Licensee") with respect to a 1 ft reserve near the intersection of Brimley Road and Triton Road for the purpose of allowing the Licensee to install, operate, maintain and repair it's pipeline ("Licence Agreement").												
Property	The property is legally described as Part 1 on Plan 66R-34482, being part of PIN 06000-0624 (LT) located at the intersection of Brimley Road and Triton Road, as shown on the Location Map in Appendix "B" (the "Property").												
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>The Licensee will pay the Fair Market Value of One Thousand Dollars (\$1000.00) for the (12) month temporary term. Revenue will then 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 have reviewed this DAF and agree with the financial implications as identified in the Financial Impact section.</p>												
Comments	<p>The Licensee has stated that the work will only take 10 days to finish, and once completed, they will seek a permanent easement for its pipeline over the Property at fair market value. This Licence Agreement serves as an interim measure to ensure that the Licensee does not undertake any work relating to its pipeline on City Property without an agreement in place.</p> <p>This current agreement allows the Licensee the ability to finish their work and initiate the permanent easement process at the same time. The City has also informed the Licensee, that their work at the intersection must be completed by the end of June 2025. This will prevent any delays to the City of Toronto's critical road repairs project in the area.</p> <p>The proposed fee and other major terms and conditions of the License 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>21-Scarborough Center</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>19 m² ±</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	21-Scarborough Center	Assessment Roll No.:		Approximate Size:		Approximate Area:	19 m 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 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:	M.Thompson	Councillor:	
Contact Name:	M.Thompson	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 Objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Corporate Real Estate Services	Division:	Financial Planning
Contact Name:	Alison Folosea	Contact Name:	Ciro Tarantino
Comments:	No Concerns	Comments:	No Concerns

Legal Services Division Contact

Contact Name: Jay Gronc

DAF Tracking No.: 2025-207	Date	Signature
Concurred with by: Manager, Real Estate Services Peter Cheng	June 12, 2025	Signed by Peter Cheng
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	12-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**

Licensee:	Enbridge Gas Inc
Licensors:	City of Toronto
Licensed Premises:	Part 1 on Plan 66R-34482, being part of PIN 06000-0624 (LT) located at the intersection of Brimley Road and Triton Road.
License Fee:	One Thousand Dollars (\$1000.00), plus any applicable HST or other taxes, payable in advance on or before the first day of the Term.
Use:	Allowing the Licensee to install, operate, maintain and repair it's pipeline ("Licence Agreement").
Term:	One (1) year, commencing on June 9, 2025 and expiring on June 8, 2026
Options to renew:	None
Insurance:	Commercial General Liability insurance, including contractual liability against claims for personal or bodily injury, death, or property damage suffered by others arising in connection with the Licensee's Use or out of the operations of any Licensee Representatives, indemnifying and insuring the City Representatives in such amount and to such extent at any time as would a prudent licensee of equipment similar to the Licensee's Use, and in the amount of Five Million Dollars (\$5,000,000) per occurrence and which policy shall include provisions for cross-liability and severability of interest and if applicable, including coverage for blasting, pile driving and collapse. The insurance policy(s) placed by the Licensee pursuant to this Agreement shall be primary and shall not call into contribution any insurance available to the City;

Location Map

