



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

TRACKING NO.: 2025-166

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:	June 17, 2025	Phone No.:	416-338-2995										
<b>Purpose</b>	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 "Licensee") with respect to a portion of the property municipally known as 1138 Bathurst Street, Toronto for the purpose of constructing, installing, operating and maintaining a new public safety radio network and any respective cables and mounting equipment to enable a two-way radio communication for paramedics.												
<b>Property</b>	Part of the property municipally known as 1138 Bathurst Street, Toronto, legally described as Part of PIN 21259-0149 (LT), being Part of Lot 26, Concession 2, FTB township of York, Parts 4, 5 & 6, Plan 63R-3001; together with CT837370 (the "Property"), as shown on the Location Map in Appendix "A".												
<b>Actions</b>	1. Authority be granted to enter into a Licence Agreement with the Licensee, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.												
<b>Financial Impact</b>	<p>The Toronto Transit Commission (the "TTC") will receive a total licence fee revenue of \$7,025.45, plus HST, over the five (5) year term of the agreement, more specific outlined in the table below:</p> <p>Revenues remitted to the TTC for each fiscal year are as follows:</p> <table border="1"> <tr> <td>Jan. 1<sup>st</sup> to Dec. 31<sup>st</sup> 2024</td><td>\$1,350.00 (plus HST)</td></tr> <tr> <td>Jan. 1<sup>st</sup> to Dec. 31<sup>st</sup> 2025</td><td>\$1,377.00 (plus HST)</td></tr> <tr> <td>Jan. 1<sup>st</sup> to Dec. 31<sup>st</sup> 2026</td><td>\$1,404.54 (plus HST)</td></tr> <tr> <td>Jan. 1<sup>st</sup> to Dec. 31<sup>st</sup> 2027</td><td>\$1,432.63 (plus HST)</td></tr> <tr> <td>Jan. 1<sup>st</sup> to Dec. 31<sup>st</sup> 2028</td><td>\$1,461.28 (plus HST)</td></tr> </table> <p>Revenue will be directed to the 2025 Operating Budget Submission for the TTC.</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>			Jan. 1 <sup>st</sup> to Dec. 31 <sup>st</sup> 2024	\$1,350.00 (plus HST)	Jan. 1 <sup>st</sup> to Dec. 31 <sup>st</sup> 2025	\$1,377.00 (plus HST)	Jan. 1 <sup>st</sup> to Dec. 31 <sup>st</sup> 2026	\$1,404.54 (plus HST)	Jan. 1 <sup>st</sup> to Dec. 31 <sup>st</sup> 2027	\$1,432.63 (plus HST)	Jan. 1 <sup>st</sup> to Dec. 31 <sup>st</sup> 2028	\$1,461.28 (plus HST)
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<b>Comments</b>	<p>On May 18, 2023, TTC and the Licensee executed a Letter of Understanding setting out the main terms and conditions of the License Agreement. The Licensee would like to continue the use of the property and has requested further permission to utilize portions of the building and lands to install a public safety radio network. The network will facilitate two-way radio communications for paramedic services. The City and the Licensee have agreed to the terms and conditions outlined in the License Agreement which are substantially set out below.</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>												
<b>Terms</b>	<p>Licence Fee - \$7,025.45 for the 5-year term.</p> <p>Term – Commencing January 1, 2024 and ending December 28, 2028.</p> <p>Option to Extend – Two (2) further terms of five (5) years each.</p> <p>Costs – Licensee will pay all applicable sales taxes assessed on the Licence Fee</p> <p>Insurance (City) – Self-insured coverage limit of Ten Million Dollars (\$10,000,000.) per occurrence</p> <p>Insurance (Licensee) – Self-insured coverage limit of at least Five Million Dollars (\$5, 000,000) per occurrence.</p>												
<b>Property Details</b>	<table border="1"> <tr> <td><b>Ward:</b></td><td>19 – Toronto-St. Paul</td></tr> <tr> <td><b>Assessment Roll No.:</b></td><td>n/a</td></tr> <tr> <td><b>Approximate Size:</b></td><td>n/a</td></tr> <tr> <td><b>Approximate Area:</b></td><td>n/a</td></tr> <tr> <td><b>Other Information:</b></td><td>n/a</td></tr> </table>	<b>Ward:</b>	19 – Toronto-St. Paul	<b>Assessment Roll No.:</b>	n/a	<b>Approximate Size:</b>	n/a	<b>Approximate Area:</b>	n/a	<b>Other Information:</b>	n/a		
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<b>Other Information:</b>	n/a												

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Josh Matlow	Councillor:	
Contact Name:	Advised	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:	<b>Financial Planning</b>
Contact Name:	Daniel Spalvieri	Contact Name:	Ciro Tarantino
Comments:	Concur	Comments:	Concur

**Legal Services Division Contact**

Contact Name: Finuzza Mongiovi

DAF Tracking No.: 2025-166	Date	Signature
Concurred with by: Manager, Real Estate Services Josie Lee	June 20, 2025	Signed by Josie Lee
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	June 19, 2025	Signed by Vinette Prescott-Brown
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

## Appendix "B"

### Location Map

